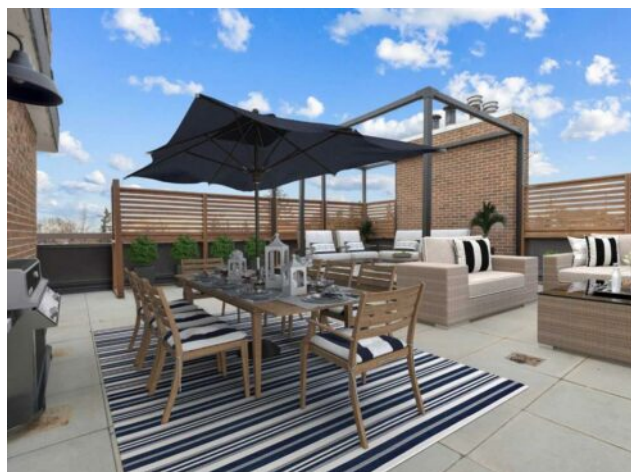


505, 511 56 Avenue SW  
Calgary, Alberta

MLS # A2284642



# \$510,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                       |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Penthouse                |               |                   |
| <b>Size:</b>     | 1,558 sq.ft.                       | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Leased, Parkade, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                      |                   |           |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                                                                    | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Ceramic Tile, Vinyl                                                                                                  | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Tar/Gravel                                                                                                           | <b>Condo Fee:</b> | \$ 930    |
| <b>Basement:</b>   | -                                                                                                                    | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                                                              | <b>Zoning:</b>    | M-C2 d150 |
| <b>Foundation:</b> | -                                                                                                                    | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |           |

**Inclusions:** All wall mounted shelving, shelving units in laundry room, all outdoor planters, all outdoor furniture, office chair and floor pad, fireplace tools, wall mounted tv and components,

Welcome to an extraordinary top-floor retreat where refined indoor living meets unmatched outdoor space. Situated in a quiet concrete building, this impressive 1,500+ sq. ft. 2 bedroom, 2 bathroom home is finished to an exceptional standard throughout. The heart of the home is a custom Martha Stewart Living island kitchen, complete with stone countertops and premium Electrolux and Bosch appliances. It is very rare to find a custom kitchen of this size and quality! Beautiful appointed from top to bottom. It then flows seamlessly into a bright, open great room anchored by a cozy wood-burning fireplace. The space is very spacious with room for an additional library or seating area. Updated bathrooms, luxury vinyl tile and ceramic flooring, custom built-ins, double closets, and a large in-suite laundry room with abundant storage elevate everyday living. All of this as well as a very spacious office or studio space, solarium style with built-in, bench seating and a wall of windows. Mostly newer windows with custom blinds allow natural light to pour in from every angle. Step outside through two smooth-slide patio doors to a truly rare offering: a 700 sq. ft. penthouse-style wraparound rooftop patio. Designed for privacy and enjoyment, this outdoor oasis features a raised 24' x 24' deck with new wood feature walls. There is more unique spaces for dining, lounging or gardening! This patio is ideal for entertaining, BBQs, outdoor workouts, or simply relaxing while taking in sweeping southern sky views. Enjoy an easy-care executive lifestyle with two heated indoor parking stalls, a well-equipped fitness facility with sauna. Perfectly positioned on a peaceful, tree-lined street in the heart of revitalized Windsor Park, just steps to LRT, transit, Chinook Centre, shops, and restaurants. A short bike ride to Stanley Park, the Reservoir, and Elbow River pathways, and only 10

minutes to downtown. Condo fees include heat, water, and sewer. Immaculate, move-in ready, and truly one of a kind—this is elevated inner-city living at its finest.