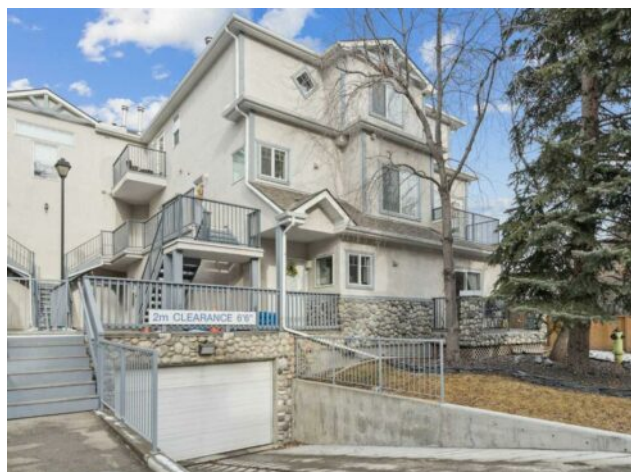


102, 622 56 Avenue SW  
Calgary, Alberta

MLS # A2284845



# \$289,900

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this beautifully maintained, south-facing townhome-style condo in the inner city community of Windsor Park, featuring a private outdoor entrance for added comfort and privacy. Inside, a bright, open-concept layout welcomes you with 9-ft ceilings, laminate flooring, and a neutral colour palette that perfectly complements the bright white kitchen. The thoughtfully designed floor plan includes two spacious bedrooms and two full bathrooms. The inviting living room is anchored by a cozy corner gas fireplace, ideal for relaxing evenings at home, while in-floor heating provides year-round comfort throughout. Move-in ready, this home also offers in-unit washer and dryer, secured heated underground parking, a dedicated storage unit, and reasonable condo fees. Situated in a pet-friendly building with easy access to downtown, Chinook Centre, Macleod Trail, abundant shopping, cafes, restaurants, the Elbow River and Glenmore Reservoir with its scenic parks and pathways, Sandy Beach and River Park. This condo provides the perfect blend of comfort and convenience. Book your viewing today!