

**302, 727 56 Avenue SW
Calgary, Alberta**

MLS # A2286394



\$234,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: none

Pristine apartment condo located in quiet adult -oriented building . This immaculate unit has been updated and extremely well taken care of . The perfect location within the building , set in the corner away from other units and offers a private balcony with views . This bright and inviting unit offers an open plan , updated kitchen and breakfast bar opening up to the main living room and offers a large separate dining room . The oversized primary bedroom has room for a king sized bed, armoire and additional furniture . There is a walk-in closet with cheater door to a fully renovated 3 piece bath . There is in suite laundry (stackable unit) and additional storage within this well laid out floor plan . There is underground parking in the secured garage with one of the largest stalls in the building . Stall # 60 is conveniently located 3 floors below using the stairs and you are at your vehicle