

215, 727 56 Avenue SW  
Calgary, Alberta

MLS # A2286796



## \$219,900

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** -

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 631

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to your beautiful condo in Windsor Park! This bright corner unit offers the perfect blend of comfort, convenience, and lifestyle. The bathroom has been thoughtfully updated, making it truly move-in ready. You'll love the spacious layout, including two generous bedrooms, a large living room with direct access to your private balcony, perfect for morning coffee or relaxing after a long day. The large walk-through closet adds incredible storage, and yes you have in-suite laundry for ultimate convenience! And it gets even better... HEATED underground parking! Your assigned stall is located directly across from the elevators, making everyday living easy and comfortable year-round. Arlington Place is a well-managed 21+ building where pets are allowed with restrictions. You're just a short walk to CF Chinook Centre, close to the transit options, and countless restaurants and amenities. This is a fantastic opportunity to own in one of Calgary's most convenient inner-city communities. Come take a look at this home, you'll be so happy you did!