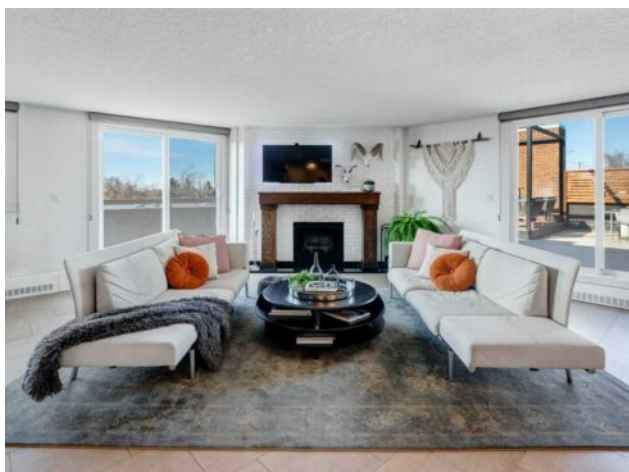


**505, 511 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213767**



**\$498,800**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Ceramic Tile, Vinyl

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 908

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** TV wall mount above Fireplace, rectangular planters on patio

Open House Saturday April 26, 2-4 p.m. . Wow! An impressive combination of luxurious updated indoor living space and unparalleled outdoor living space. Ultra quiet top floor of concrete building, 1525 ft., 2 BR, 2 full bath home with superior finishing throughout. Custom Martha Stewart &quot;Living&rdquo; island kitchen, stone counters, Electrolux & Bosch appliances, fresh updated bathrooms, luxury vinyl tile & ceramic tile flooring, custom built-ins, double closets, wood burning fireplace and large in suite laundry room. Open, functional great room plan with bright segregated office/studio space. You will love how all the newer windows (custom blinds) spill natural light into the living areas. 2 smooth slide patio doors open onto the expansive 700 sq.ft. penthouse style wrap around rooftop patio. Peaceful privacy, including a 24&rsquo; x 24&rsquo; outdoor sitting area with new wood feature walls perfect for entertaining, BBQs, or outdoor workouts while enjoying panoramic southern blue-sky vistas (click 3D for indoor and outdoor panoramas). Abundant storage space in suite and laundry room. Easy care executive lifestyle with 2 heated indoor parking stalls with updated building exterior/common areas, well equipped exercise area with steam room. Well positioned on a quiet tree lined street in the peaceful heart of revitalized Windsor Park offering inner city convenience. Walking distance to LRT, transit, Chinook Mall, shops, restaurants, a short bike ride to Stanley Park, the Reservoir/Elbow River pathways and a 10-minute drive to downtown. Condo fees only \$907 incl. heat, water & sewer. Immaculate home, just move in, relax and enjoy!