

**205, 511 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213779**



**\$315,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 645
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** n/a

Step into this beautifully maintained condo in the heart of desirable Windsor Park, offering over 1,000 sq. ft. of comfortable living space. This inviting 2-bedroom, 1-bathroom home is perfect for first-time buyers, downsizers, or savvy investors alike. The bright and spacious living room welcomes you with an abundance of natural light streaming through large south-facing windows, perfectly complemented by a cozy fireplace—ideal for relaxing evenings. The modern kitchen is both stylish and functional, featuring rich wood cabinetry, sleek stainless steel appliances, and a convenient breakfast bar for casual dining. Step through sliding doors onto a generous balcony, perfect for summer BBQs or simply enjoying your morning coffee outdoors. Both bedrooms are generously sized, offering ample room for rest and retreat. The home is complete with a full 5-piece bathroom and the added convenience of in-suite laundry. Your vehicle will stay warm and secure in the assigned underground parking stall in the secure parkade. Located in a quiet, well-kept complex, Windsor Point is ideally situated near schools, shopping centers, restaurants, parks, and playgrounds. Whether you're looking for your next home or a fantastic investment opportunity, this property checks all the boxes. Don't miss out—schedule your private viewing today!