

**114, 525 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2203529**



**\$239,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 605
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** none

Discover this beautifully renovated 2-bedroom ground-level apartment, offering both style and convenience! Featuring new flooring throughout, contemporary countertops complemented by sleek white backsplash tiles and updated cabinets, plus all new stainless appliances, this unit is move-in ready. The bathroom boasts a new vanity sink and modern light fixture, while the in-unit laundry adds extra convenience &mdash;unlike some other units that rely on a shared coin-laundry room. Being on the ground floor, enjoy easy access without elevators, making moving in a breeze. The unit has exclusive patio space and includes one assigned underground parking space, bike storage and an assigned storage locker just steps across the hallway for added convenience. Plus, scheduled window replacements are getting ready by the condominium corporation. Located in an exceptional area, this home is just a short walk to Chinook Mall, with easy access to the C-Train and Glenmore Trail, making commuting effortless. A great opportunity for first-time buyers, downsizers, or investors&mdash;schedule your viewing today! The RMS measurement is below grade.