

**303, 525 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212318**



**\$229,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 605

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Located in the desirable community of Windsor Park offering a quick commute to downtown and within walking distance of Chinook Centre, this 2 bedroom and 1 full bathroom END UNIT is a must see! Highlights include laminate flooring throughout, a galley kitchen with a cut out window open to the bright and spacious living room and adjacent to the dining area. The two bedrooms are generously sized and share a common 4-piece bathroom. This unit also comes with a large balcony to enjoy the summer days ahead, an in-suite laundry/storage room, secured and heated underground parking and a storage locker. A great location for quick access to all the shops and restaurants along Macleod Trail, Chinook LRT and downtown makes this the perfect condo to call home. Book your viewing today!