



GRASSROOTS
REALTY GROUP

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307, 617 56 Avenue SW
Calgary, Alberta

MLS # A2304257



\$214,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Tile
Roof:	-
Basement:	None
Exterior:	Brick, Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Chandelier, See Remarks, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 560
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

OPEN HOUSE SAT JULY 25: 1130-130 GREAT PRICE ! - UPDATED 2 BEDROOM CONDO - GREAT WALKABILITY & PEACE OF MIND - Nestled in a picturesque setting, this unit & building enjoy substantial updates. There's new wall color & carpet, & a delightful renovated bathroom. There's updated balcony & windows, and modernized entrances are well underway. Ample living/dining rooms are great day-to-day & entertaining. Step out to the full length sunny SOUTH DECK which adds so much to the condo lifestyle. The large storage space - COULD DOUBLE AS OFFICE. Spacious bedrooms with ample closets. Very handy same floor laundry - liberating space and saving fuss. An exceptional location - you're steps to Britannia Plaza & Crossing with grocery, bistros, shops & services. Grab-a-java or ice cream and stroll to Sandy Beach. Walk to Chinook Ctr. Minutes to DT. Low condo fees. No age restriction. Convenient rear parking, as well as ample street parking - so nice for visitors. A fabulous affordable opportunity - refreshed and ready to go! [Several Interior photos are virtual staged]