



1, 710 56 Avenue SW
Calgary, Alberta

MLS # A2309118



\$579,900

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Wonderful home in move-in condition! Although technically a condo, there are only 4 corner units and they are self managed. Exceptionally convenient as the exterior maintenance is completely taken care of with low monthly fees. This unit is south facing which keeps it bright and sunny all year round. There is a private front patio to enjoy summer outdoor living. The home itself boasts 2 bedrooms and 2 baths and laundry up, an open living, kitchen and dining on the main, and, a fully finished lower level with a 3rd full bath! There are a total of 3 full and 1 half baths! For added peace of mind, out back, there is a secure single parking stall in the garage. This home is exceptionally well located with Chinook Centre walking distance away in addition to major roadways including Elbow Dr, Macleod Tr, and the LRT. Enjoy the many upgrades such as beautiful hardwood flooring, granite counter tops and Central Air conditioning! Also, being self managed, the condo fees are very low and you can have more say. Don't miss out on this great opportunity!