



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

306, 735 56 Avenue SW
Calgary, Alberta

MLS # A2313372



\$315,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	975 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 741
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions:	NA
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Beautiful, bright, and sunny updated 2-bedroom, 2-bathroom corner unit in an outstanding location within walking distance of both Chinook Centre and Britannia Plaza. Recent upgrades over the past 3-4 years include luxury vinyl plank flooring, carpeting, blinds, and all newer appliances, including washer and dryer. The excellent floor plan features a spacious open-concept living area (with gas fireplace) separating the bedrooms for added privacy. Additional features include granite countertops, air conditioning, a large private deck with gas BBQ hookup, underground parking, and a separate storage locker. The low-rise building has well-lit, wide hallways, professional management, and a healthy reserve fund. This excellently-situated building is around the corner from both Chinook Centre, Calgary's premier shopping destination, and Britannia Plaza, home to numerous upscale shops and services, including Lina's Italian Market and Sunterra Market. Just a short distance away is Stanley Park with its outdoor swimming pool, sports field, tennis courts, and the Elbow River Sandy Beach picnic area. Commuting is effortless, having a bus stop only steps away which services multiple routes including the frequent #3 providing direct northbound service through downtown up to Sandstone terminal, and southbound service to Heritage station. Chinook LRT station is also conveniently close by. Impeccably maintained and move-in ready, this beautiful home is just waiting for you to make it your own.