



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

109, 315 50 Avenue SW
Calgary, Alberta

MLS # A2317100



\$232,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 664
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to The Windsor, a beautifully designed concrete building in the heart of highly desirable Windsor Park. Offering over 900 square feet of thoughtfully designed living space, this bright and spacious 2-bedroom condo is a refreshing alternative to today's smaller cookie-cutter floorplans. The open-concept layout is filled with natural light from the oversized windows and features a functional kitchen complete with granite countertops, tile backsplash, wood cabinetry, ample storage, and a pantry. The generous living and dining areas provide plenty of room for everyday living and entertaining, while the in-suite laundry room offers additional storage space. The primary bedroom is exceptionally spacious and features an well sized closet with built-in organizers. The second bedroom also includes a large closet with custom built-ins and is conveniently located next to the stylish 3-piece bathroom, complete with granite counters and an elevated vessel sink. Quality finishes throughout include real wood trim, high-end light fixtures, and solid-core doors that help minimize sound transfer. The Windsor underwent an extensive renovation in 2014, including new wiring, plumbing, windows, doors, kitchens, bathrooms, flooring, exterior finishes, landscaping, and more. This well-managed concrete building offers exceptional soundproofing, and an elevator. The location is truly unbeatable. Walk or bike to Britannia Plaza and enjoy local favourites such as Lina's Italian Market, Sunterra Market, Village Ice Cream, Monogram Coffee, yoga studios, restaurants, and boutique shopping. Enjoy year-round recreation at Stanley Park with swimming, skating, tennis courts, and river pathways nearby. Chinook Centre, the C-Train, Macleod Trail, and downtown Calgary are all just minutes away. Whether you're a first-time buyer, investor, or downsizer, this is an outstanding opportunity

to own a spacious, high-quality home in one of Calgary's most sought-after inner-city communities.