



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

302, 705 56 Avenue SW
Calgary, Alberta

MLS # A2329925



\$365,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	986 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Track Lighting		
Inclusions:	n/a		

Welcome to this beautifully renovated top-floor corner unit in the heart of Windsor Park, where style, comfort, and convenience come together. Offering 985.72 sq. ft. of thoughtfully designed living space, this bright southwest-facing 2-bedroom, 2-bathroom condo is filled with natural light and is ideally located just minutes from downtown, Chinook Centre, transit, restaurants, parks, schools, and major roadways. Extensively renovated from top to bottom, this home features a stunning contemporary kitchen complete with quartz countertops, a matching backsplash, new cabinetry, stainless steel appliances, and a breakfast bar perfect for casual dining. The hallway leading to the kitchen includes both a built-in wardrobe and a separate shoe closet, adding exceptional everyday functionality. The spacious layout includes a formal dining area that flows seamlessly into the inviting living room, highlighted by a cozy gas fireplace and access to a private balcony overlooking a peaceful, courtyard-like setting during the summer months. The generous primary bedroom offers its own private balcony access along with a beautifully updated 5-piece ensuite. The second bedroom is equally versatile and features convenient cheater access to the main bathroom. A dedicated laundry room provides excellent additional storage, while the heated underground parking stall and large secure storage locker add even more practicality. With only nine units in this exceptionally well-maintained building, this is a rare opportunity to own in one of Calgary's most desirable inner-city communities. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers outstanding value in an unbeatable Windsor Park location.