



## 617 56 Avenue Calgary Alberta

\$225,000

This IMMACULATE, COZY 819 sq ft, 2ND floor APARTMENT END UNIT w/Stairwell behind it has a HUGE PRIVATE 25'5" X 5'8" NORTH FACING BALCONY that is QUIET in the COMMUNITY of WINDSOR PARK!!! LOCATION, LOCATION, LOCATION!!! The WELL-MAINTAINED COMPLEX is on a TREE LINED Street, + within WALKING DISTANCE to CHINOOK MALL, Chinook LRT Station, + Main Transportation Routes incl/Bus. Tons of SHOPPING, RESTAURANTS, PUBS, + AMENITIES. We begin w/GOOD-SIZED FOYER that has NEUTRAL paint throughout, the 5'5" X 4'5" IN-SUITE LAUNDRY ROOM for CONVENIENCE. The 4 pc BATHROOM has UPGRADED CABINETRY, WHITE TOILET/TUB, TILED in Bath/Shower, + Flooring. There is the 11'1" X 11'0" PRIMARY BEDROOM, a 11'2" X 8'11" 2nd BEDROOM (which can also be an OFFICE/DEN). The SPACIOUS 17'2" X 12'3" LIVING ROOM is GREAT for kicking back RELAXING after a long day or ENTERTAINING w/ACCESS to that HUGE BALCONY which was replaced 10 years ago. It is PRIVATE, + QUIET because it faces North towards front of building, NOT the parking lot. The 8'1" X 7'11" DINING ROOM is PERFECT for FAMILY/FRIENDS gathering around the Kitchen Table for those AMAZING CONVERSATIONS. The MODERN KITCHEN has LIGHT ASH CABINETS, SS APPLIANCES incl/BUILT-IN DISHWASHER, + TILED FLOORS. A HANDY Wall opening from Dining Room to Kitchen allows LIGHT in as well as ACCESS to the Kitchen Countertops. The Bedrooms, Living Room, + Dining Room have Laminate Flooring which is EASY to keep clean. There is an interior BIKE RACK AREA on the lower level, an ASSIGNED PARKING STALL #54. There is IN-SUITE STORAGE, + STREET PARKING. This HOME is ready to MOVE IN!!! ENJOY the WINDSOR PARK COMMUNITY CENTRE which has ACTIVITIES/PROGRAMS for ALL ages, + have the PICKLEBALL/TENNIS COURTS. CHECK out this NEIGHBOURLY Community that also has Windsor Park School, Montessori Children's Centres Head Office, Elboya Elementary/Junior High School, St. Anthony School...

Living room 17.17 Ft x 12.25 Ft

Kitchen 8.75 Ft x 7.92 Ft

Dining room 8.08 Ft x 7.92 Ft

Primary Bedroom 11.08 Ft x 11.00 Ft

Foyer 8.00 Ft x 6.00 Ft

Laundry room 5.42 Ft x 4.42 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Other 25.42 Ft x 5.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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