



## 727 56 Avenue Calgary Alberta

\$265,000

Rare! Not 1, but 2 Underground Parking Stalls! Discover your urban oasis at 214 - 727 56 Ave SW, a meticulously renovated corner unit in desirable Arlington Place. This bright, south-facing 2-bedroom home boasts 844 sq ft of living space, showcasing a comprehensive 2015 renovation with granite countertops, stone tile backsplash, and elegant crown moulding. Ideal for discerning adults, this 21+ building offers a peaceful living environment. The spacious master bedroom features a convenient walk-in closet with direct access to the bathroom, adding both luxury and functionality. An artful touch awaits in the hallway's custom art niche, perfect for displaying your favorite piece. The second bedroom is currently open to the living room but can be easily converted back to a traditional bedroom layout. Most recent updates include a new bathroom faucet, new tub faucet, and newer in-unit MIELE washer and dryer set. The spacious balcony, perfect for summer BBQs, complements the open-concept living area. Convenience is key with two underground parking spots and in-suite storage. Recent building upgrades include new siding, balcony railings, a 2020 roof replacement, and the installation of TELUS Microfibre Internet (with a 25% customer discount available to residents of the building). Nestled in the heart of Windsor Park, you're steps away from Chinook Centre, Sandy Beach, and downtown, with easy transit access via the nearby Chinook LRT station (bus access on Elbow Drive, train access on Macleod Trail) and a short commute to Mount Royal University. This turnkey property in a well-maintained, pet-friendly building (board approval required) offers an unbeatable combination of style, location, and value. Don't miss this excellent opportunity to secure your perfect urban home! (id:6769)

Dining room 7.92 M x 9.58 M

Living room 15.33 M x 12.00 M

Kitchen 7.58 M x 9.08 M

Primary Bedroom 13.17 M x 11.25 M

Bedroom 9.67 M x 11.17 M

4pc Bathroom 5.00 M x 7.92 M

Listing Presented By:



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