



## 710 56 Avenue Calgary Alberta

\$580,000

Wonderful home in move-in condition! Although technically a condo, there are only 4 corner units and they are self managed. Exceptionally convenient as the exterior maintenance is completely taken care of with low monthly fees. This unit is south facing which keeps it bright and sunny all year round. There is a private front patio to enjoy summer outdoor living. The home itself boasts 2 bedrooms and 2 baths and laundry up, an open living, kitchen and dining on the main, and, a fully finished lower level with a 3rd full bath! There are a total of 3 full and 1 half baths! For added peace of mind, out back, there is a secure single parking stall in the garage. This home is exceptionally well located with Chinook Centre walking distance away in addition to major roadways including Elbow Dr, Macleod Tr, and the LRT. Enjoy the many upgrades such as beautiful hardwood flooring, granite counter tops and Central Air conditioning! Also, being self managed, the condo fees are very low and you can have more say. Don't miss out on this great opportunity! (id:6769)

Primary Bedroom 12.92 Ft x 12.33 Ft

4pc Bathroom 9.00 Ft x 7.92 Ft

Laundry room 3.08 Ft x 3.25 Ft

Bedroom 10.67 Ft x 11.67 Ft

4pc Bathroom 4.83 Ft x 9.00 Ft

Loft 12.83 Ft x 18.83 Ft

3pc Bathroom 71.08 Ft x 6.25 Ft

Living room 13.00 Ft x 14.08 Ft

Dining room 73.08 Ft x 12.58 Ft

2pc Bathroom 5.00 Ft x 5.17 Ft

Other 12.00 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.richkim.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca