



## 727 56 Avenue Calgary Alberta

\$255,000

This TOP FLOOR CORNER UNIT in Windsor Park is a must see! Offering 2 beds, 1 bath, and a spacious open-concept living/dining area. The galley-style kitchen is a standout feature, with updated white subway tile backsplash, quartz countertops, modern hardware, and a microwave with convection. Opening up into the dining space and large living room, which extends to a private balcony facing downtown Calgary. Newer laminate flooring and baseboards run throughout the condo, giving it a clean, modern look. The primary bedroom is large enough to fit a king-sized bed and has a sliding barn door that opens to a walk-in closet with organizers. The 4pc bathroom, which is accessible from the bedroom, features a brand-new toilet. The second bedroom is a good size and could be used as a guest room or home office. Additional perks include insuite laundry, a walk-in pantry/storage room, freshly painted throughout, and one UNDERGROUND parking stall. This adult-only (21+) building, is PET FRIENDLY (with board approval) and has recent upgrades, including NEW SIDING, RAILINGS, and A ROOF within the last 5 years, ensuring long-term peace of mind. Located on a quiet street in Windsor Park, this condo is just steps from Chinook Mall, dining, and public transit, with easy access to Mission and Downtown Calgary. The C-Train is only a 5-minute drive away. Book your showing today! (id:6769)

Living room 11.92 Ft x 14.83 Ft

Kitchen 8.42 Ft x 7.50 Ft

Primary Bedroom 13.17 Ft x 10.92 Ft

Dining room 9.42 Ft x 8.00 Ft

Bedroom 10.92 Ft x 9.58 Ft

Foyer 4.92 Ft x 4.83 Ft

Storage 4.58 Ft x 4.33 Ft

4pc Bathroom Measurements not available

Other 9.58 Ft x 4.08 Ft

Listing Presented By:



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

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