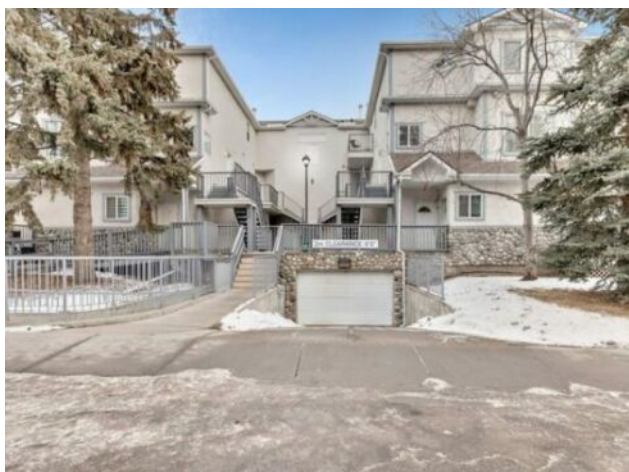


204, 622 56 Avenue SW  
Calgary, Alberta

MLS # A2160642



## \$379,000

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to this top floor 2 storey modern townhouse at Windsor Park Court in the heart of Windsor Park. The main level features an open concept floor plan with 9' ceilings, hardwood floors, a spacious kitchen with plenty of cabinets, large dining area, a generously sized living area with a gas burning fireplace. The upper level features two master bedrooms each having their own 4 piece ensuite bath and generous sized closets, vaulted ceilings, and a balcony off one of the bedrooms Upper-level laundry with stacked washer & dryer and "in-floor" heating for all year comfort. Secured underground heated parkade with a tandem parking stall to fit two vehicles. New hot water tank and boiler system upgraded recently. Close to parks, schools and public transportation and just minutes away from Chinook Centre, LRT, Macleod Trail, Glenmore Trail and easy access to Downtown!