



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

101, 727 56 Avenue
Calgary, Alberta

MLS # A2242803



\$255,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 585
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

A rare opportunity – the only condo currently for sale in the entire building! This is your chance to own a bright and spacious 2-bedroom condo in the highly sought-after community of Windsor Park. Ideally located on the main floor, this home offers the convenience of direct access to a private patio – perfect for enjoying your morning coffee or evening BBQs. Inside, you'll find a functional open-concept layout with a welcoming living space, a well-appointed kitchen with ample storage, and two generously sized bedrooms. Added conveniences include in-suite laundry, in-suite storage, central vacuum and an assigned parking stall. This quiet, pet-friendly building (with board approval) is perfect for those seeking comfort, community, and an easy lifestyle. Located just steps from Chinook Centre, schools, parks, and transit, you'll love the unbeatable access to shopping, dining, and downtown. Whether you're a first-time buyer or looking to downsize, this is a fantastic opportunity to enjoy affordable inner-city living. Kindly note that this is an adult-only (21+) building. Condo fees include heat and water. A rare offering – don't miss it!