



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

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1, 732 56 Avenue SW
Calgary, Alberta

MLS # A2269073



\$570,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this stunning south facing townhome in a well maintained 4 plex offering an abundance of natural light and an inviting open layout. The main floor features hardwood floors, a cozy living room with a gas fireplace, a spacious dining area, and a beautifully finished kitchen with modern cabinetry and stainless steel appliances perfect for entertaining. Upstairs, you’ll find a primary suite with a 4 piece ensuite and walk-in closet, along with an additional bedroom also complete with its own 4 piece ensuite and convenient upper level laundry. The brand new finished basement adds valuable living space with a large recreation area, a bedroom with 3 piece ensuite and plenty of storage. Step outside to enjoy your sun soaked south facing deck and large private patio, ideal for relaxing or summer gatherings. Additional highlights include a detached garage, low condo fees, a built in sound system, new hot water tank (2024), and added roof insulation (2024) for extra efficiency. Located close to Chinook Mall, transit, and just a short drive to downtown Calgary, this home perfectly combines comfort, convenience, and truly a must-see!