

# \$499,900 - 301, 705 56 Avenue Sw, Calgary

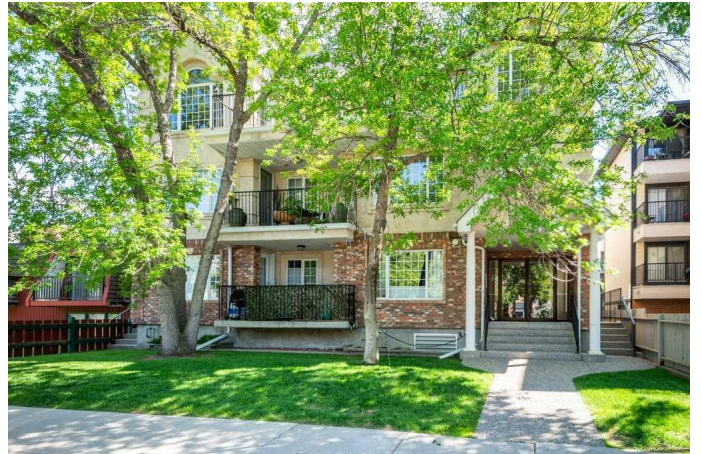
MLS® #A2206303

**\$499,900**

2 Bedroom, 3.00 Bathroom, 2,047 sqft  
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

One of a kind, executive 2 storey penthouse / New York style walk up condo located in the inner city. In a very desirable community of Windsor Park, located within walking distance to Chinook Mall and transportation. This NEWLY renovated unit boasts a total of 2047 Sq Ft over 2 levels with a total of 2 bedrooms, an office, 3 large bathrooms, and lofted bonus room. Upon entry, you will be met with a phenomenal natural bright open floor plan with vaulted ceilings and a loft. Gourmet kitchen with oak finishings, newer stainless steel appliances, a built in gas range, and a breakfast eating bar. The floors are authentic hardwood with a special inlay of Purple Heart creating a showcase design. The kitchen opens up to a large living room with soaring vaulted ceilings, built-ins and a 3 sided gas fireplace that is open to a formal dining area. The large primary bedroom comes equipped with built-ins, a large walk-in closet, and a spa-like 5 piece ensuite, complete with a jetted tub and oversized shower. The walk in closet is connected to the large laundry room for added convenience. The private North facing balcony is nestled in the trees creating a tree house feel with privacy. The balcony is accessible from the living room and primary bedroom. The main level is complete with a 2 piece powder room. A gorgeous staircase leads you upstairs to a large family room loft overlooking the living and dining room. This unit boasts one of the most breathtaking, one of a kind, 1500sqft private rooftop terrace,



perfect for hosting the most amazing events. The upper floor is complete with a second bedroom, an impressive 3 piece bathroom with a huge steam shower, in floor heating, a den, and a bonus room, perfect for a home office or hobby room. The unit comes with an assigned heated, underground parking stall as well as an oversized storage locker. The complex is very quiet, professionally managed and financially in good standing with a good reserve fund. Located within minutes to downtown, amenities, shopping, and transportation. Ideal for a professional couple or investor. Exceptional value!

Built in 1994

### **Essential Information**

MLS® #	A2206303
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,047
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	301, 705 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G6

### **Amenities**

Amenities	Secured Parking, Storage
Parking Spaces	1
Parking	Garage Door Opener, Stall, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Dining Room
# of Stories	3

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	M-C2

### Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.