

102, 705 56 Avenue SW
Calgary, Alberta

MLS # A2154943



\$344,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 983 sq.ft. | Age: | 1994 (30 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Cork, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 654

Basement: -

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: MC-2

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Inclusions: N/A

Welcome home to this exquisite and expansive corner unit in the beautiful Harrison Manor located in the most sought-after community of Windsor Park. Upon entry, you are welcomed by a spacious front foyer, an abundance of natural light, and the elegance of modern laminate and cork flooring, complemented by custom kitchen cabinetry. The contemporary kitchen boasts shaker-style cabinetry, a breakfast bar, and stainless-steel appliances. The adjoining dining area is spacious and can easily accommodate a large table for gatherings. The generously-sized living room features large windows with a cozy fireplace, and offers private access to your own wraparound deck. The primary retreat is generously proportioned and includes a 4-piece ensuite and two large closets, with direct access to the patio. The second bedroom is also spacious and is conveniently situated adjacent to the guest 3 piece bathroom, and with easy access to the in-unit laundry area ensuring ease of daily living. The private balcony awaits you, where you can relax on the 13x6 wrap-around deck with the SE sunny views and enjoy a refreshing lemonade on the hot summer days, with exclusive access to your primary suite. Additional features include a titled underground parking stall and a large storage unit. Experience the ultimate in urban living with nearby Sandy Beach park, Chinook Centre, Calgary Stampede, Britannia Plaza, and REPSOL Community Centre just minutes away. Condo fees include heat, water, trash, building insurance, professional management, and reserve fund contributions. Call or text to view this breathtaking condo, you will love the hassle-free lifestyle, and easy accessibility to everywhere! *Some photos have been virtually staged*