

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

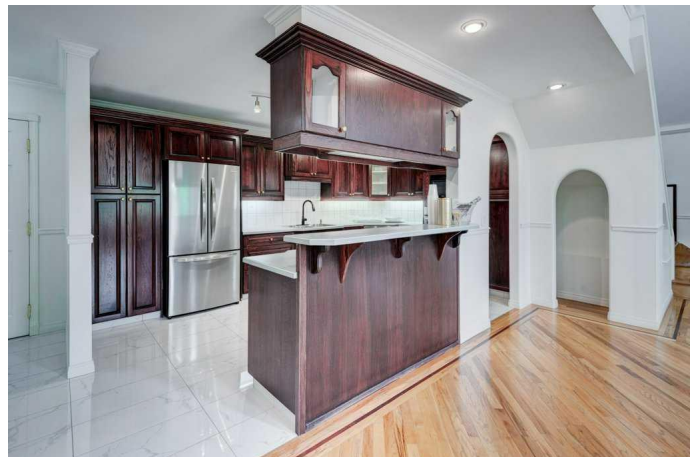
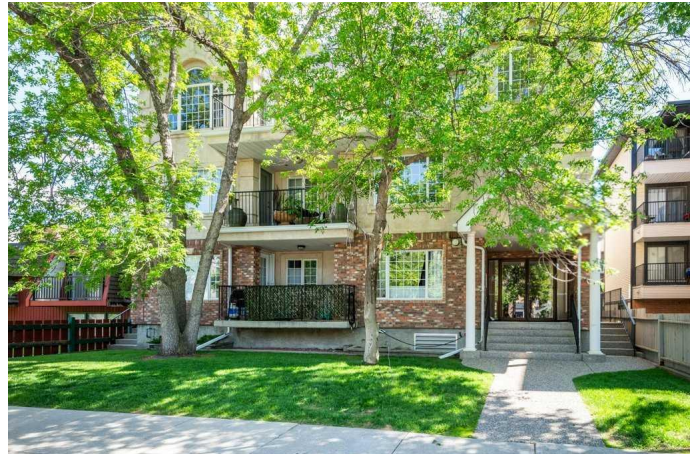
MLS® #A2206303

**\$499,900**

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

Windsor Park, Calgary, Alberta

\*\*\* OPEN HOUSE Sun Apr 13, 2025 2pm - 4pm \*\*\* 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 Storage, Secured Parking  
Parking Spaces 1  
Parking Garage Door Opener, Stall, Underground

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)  
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, Dining Room, Great 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 15  
Zoning M-C2

### **Listing Details**

Listing Office Greater Property Group

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