

# \$498,800 - 505, 511 56 Avenue Sw, Calgary

MLS® #A2213767

**\$498,800**

2 Bedroom, 2.00 Bathroom, 1,540 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Open House Saturday April 26, 2-4 p.m. .

Wow! An impressive combination of luxurious updated indoor living space and unparalleled outdoor living space. Ultra quiet top floor of concrete building, 1525 ft., 2 BR, 2 full bath home with superior finishing throughout. Custom Martha Stewart "Living" island kitchen, stone counters, Electrolux & Bosch appliances, fresh updated bathrooms, luxury vinyl tile & ceramic tile flooring, custom built-ins, double closets, wood burning fireplace and large in suite laundry room. Open, functional great room plan with bright segregated office/studio space. You will love how all the newer windows (custom blinds) spill natural light into the living areas. 2 smooth slide patio doors open onto the expansive 700 sq.ft. penthouse style wrap around rooftop patio. Peaceful privacy, including a 24' x 24' outdoor sitting area with new wood feature walls perfect for entertaining, BBQs, or outdoor workouts while enjoying panoramic southern blue-sky vistas (click 3D for indoor and outdoor panoramas). Abundant storage space in suite and laundry room. Easy care executive lifestyle with 2 heated indoor parking stalls with updated building exterior/common areas, well equipped exercise area with steam room. Well positioned on a quiet tree lined street in the peaceful heart of revitalized Windsor Park offering inner city convenience. Walking distance to LRT, transit, Chinook Mall, shops, restaurants, a short bike ride to Stanley Park, the Reservoir/Elbow River pathways and



a 10-minute drive to downtown. Condo fees only \$907 incl. heat, water & sewer. Immaculate home, just move in, relax and enjoy!

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213767          |
| Price          | \$498,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,540             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 505, 511 56 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0G6               |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Fitness Center, Party Room, Sauna    |
| Parking Spaces | 2                                    |
| Parking        | Assigned, Heated Garage, Underground |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan,              |

|                 |                                   |
|-----------------|-----------------------------------|
|                 | Refrigerator, Washer              |
| Heating         | Baseboard, Hot Water, Natural Gas |
| Cooling         | None                              |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Wood Burning                      |
| # of Stories    | 5                                 |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete, Stucco |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 4                |
| Zoning         | M-C2             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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