

**209, 315 50 Avenue SW**  
**Calgary, Alberta**

**MLS # A2234697**



**\$265,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Guest, On Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan		

**Inclusions:** N/A

**PRICE REDUCTION !!!!!** Welcome to this beautiful second floor condo, ideally located in the beautiful Community of Windsor Park. This stylish concrete building condo is quiet and in a secured building with elevator access. We feature a bright and inviting two-bedroom, one bathroom home that has been freshly painted throughout and features brand-new carpets, creating a fresh and modern feel the moment you walk in. The kitchen has been tastefully refinished with sleek granite countertops, updated cabinetry, and a contemporary design, with newer appliances. while the bathroom also boosts refinished cabinets and a clean, updated look. This home is perfect for first time buyers or investor-completely move-in ready with nothing to do but unpack and enjoy. You'll love the unbeatable location, such as Britannia Plaza , Sunterra Market and lets not forget Village Ice cream .. Don't miss your opportunity to own this charming, affordable home in the heart of Calgary.