



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
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**405, 511 56 Avenue SW**  
**Calgary, Alberta**

**MLS # A2202947**



**\$299,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 645
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2 d150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Granite Counters		

**Inclusions:** N/A

Price Reduced! Stunning, Upgraded Condo in Premier Concrete Building &ndash; A Rare Find! Welcome to your bright, spacious, and meticulously upgraded condo, designed for both comfort and luxury. This exceptional unit features granite countertops, stainless steel appliances, and elegant wood laminate flooring, offering a modern and stylish living space. The two generously sized bedrooms provide ample room for relaxation, while the concrete construction ensures quiet, neighbor-free living. Enjoy resort-style amenities, including a fully equipped gym and relaxing steam room, all within your well-maintained and professionally managed building. Step outside to your extra-large balcony&mdash;perfect for summer lounging or cozy winter evenings by your wood-burning fireplace. Convenience meets comfort with underground heated parking (tandem space for two small cars or one large vehicle). Located just one block from Chinook Mall, you&rsquo;re steps away from shopping, dining, parks, and public transit&mdash;everything you need is at your doorstep. Additional highlights: Spacious bathroom with cheater door for added convenience Immediate availability&mdash;move right in! Well-run building with excellent upkeep This is a rare opportunity to own a turnkey, low-maintenance home in a prime location. Don&rsquo;t miss out&mdash;schedule your viewing today!