

# \$265,000 - 214, 727 56 Avenue Sw, Calgary

MLS® #A2189021

**\$265,000**

2 Bedroom, 1.00 Bathroom, 812 sqft  
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Rare! Not 1, but 2 Underground Parking Stalls! Discover your urban oasis at 214 - 727 56 Ave SW, a meticulously renovated corner unit in desirable Arlington Place. This bright, south-facing 2-bedroom home boasts 844 sq ft of living space, showcasing a comprehensive 2015 renovation with granite countertops, stone tile backsplash, and elegant crown moulding. Ideal for discerning adults, this 21+ building offers a peaceful living environment. The spacious master bedroom features a convenient walk-in closet with direct access to the bathroom, adding both luxury and functionality. An artful touch awaits in the hallway's custom art niche, perfect for displaying your favorite piece. The second bedroom is currently open to the living room but can be easily converted back to a traditional bedroom layout. Most recent updates include a new bathroom faucet, new tub faucet, and newer in-unit MIELE washer and dryer set. The spacious balcony, perfect for summer BBQs, complements the open-concept living area. Convenience is key with two underground parking spots and in-suite storage. Recent building upgrades include new siding, balcony railings, a 2020 roof replacement, and the installation of TELUS Microfibre Internet (with a 25% customer discount available to residents of the building). Nestled in the heart of Windsor Park, you're steps away from Chinook Centre, Sandy Beach, and downtown, with easy transit access via the nearby Chinook LRT station



(bus access on Elbow Drive, train access on Macleod Trail) and a short commute to Mount Royal University. This turnkey property in a well-maintained, pet-friendly building (board approval required) offers an unbeatable combination of style, location, and value. Don't miss this excellent opportunity to secure your perfect urban home!

Built in 1982

### Essential Information

MLS® #	A2189021
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	214, 727 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2v4z8

### Amenities

Amenities	Coin Laundry, Elevator(s)
Parking Spaces	2
Parking	Heated Garage, Assigned, Underground

### Interior

Interior Features	Crown Molding, Elevator, No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Dryer, Microwave, Oven, Stove(s), Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	50
Zoning	m-c2

## Listing Details

Listing Office	Real Broker
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