

# \$479,900 - 301, 705 56 Avenue Sw, Calgary

MLS® #A2227252

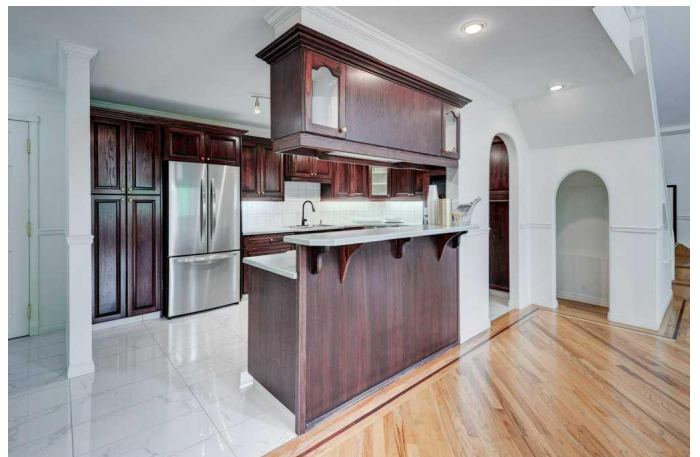
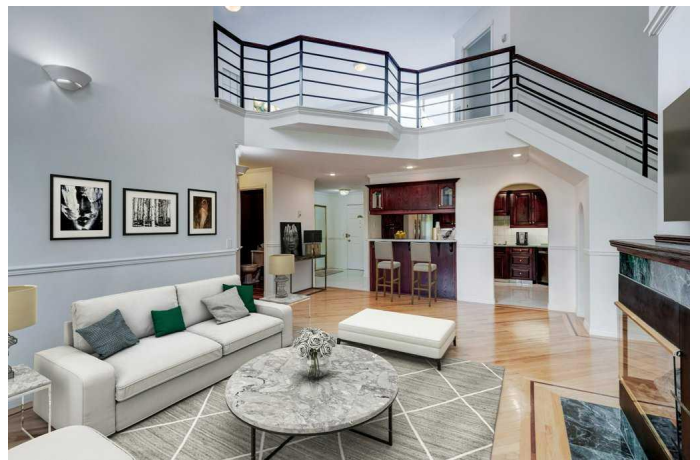
**\$479,900**

2 Bedroom, 3.00 Bathroom, 2,047 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

\*\*\* OPEN HOUSE Saturday, June 14<sup>th</sup> 1:00  
to 3:00pm \*\*\* Welcome to a truly  
one-of-a-kind, New York-style walk-up  
penthouse located in the highly desirable  
inner-city community of Windsor Park—just  
steps from Chinook Mall, transit, and minutes  
from downtown Calgary. Boasting over 2,000  
sq ft of luxurious living space across two  
stunning levels, this updated home combines  
architectural elegance, thoughtful design, and  
unmatched outdoor space. Inside, you're  
greeted by soaring vaulted ceilings, expansive  
windows, and an open-concept layout  
drenched in natural light. The gourmet kitchen  
is a chef's dream, featuring custom oak  
cabinetry, newer stainless steel appliances, a  
built-in gas range, and an eat-up breakfast  
bar—perfect for casual dining or entertaining.  
Rich hardwood floors with intricate Purple  
Heart inlay add a sophisticated touch. The  
spacious living room includes a built-in  
entertainment unit and a three-sided gas  
fireplace that seamlessly connects to the  
formal dining area. Your primary retreat offers  
custom built-ins, a large walk-in closet  
connected to the laundry room, and a  
spa-inspired 5-piece ensuite with a jetted tub  
and oversized shower. From both the living  
room and primary suite, step out onto a  
private, north-facing balcony tucked into the  
treetops—your own peaceful, treehouse-like  
escape. Upstairs, an elegant staircase leads to  
a bright lofted family room overlooking the  
main floor, a spacious second bedroom, a



modern 3-piece bathroom with in-floor heating and a massive steam shower, a den, and a bonus room—ideal for a home office or creative studio. And here's the showstopper: a private 1,500 sq ft rooftop terrace, unlike anything else in the area. Whether you're hosting summer soirées or enjoying peaceful evenings under the stars, this rooftop is pure magic. Additional features include: heated underground parking, oversized storage locker, quiet, professionally managed building with strong financials. Perfect for professionals, creatives, or investors seeking luxury and lifestyle in a premier location.

Built in 1994

**Essential Information**

MLS® #	A2227252
Price	\$479,900
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	Secured Parking, Storage
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	Dining Room, Gas, Great Room
# of Stories	3

## Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 6th, 2025
Days on Market	8
Zoning	M-C2

## Listing Details

Listing Office	Greater Property Group
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