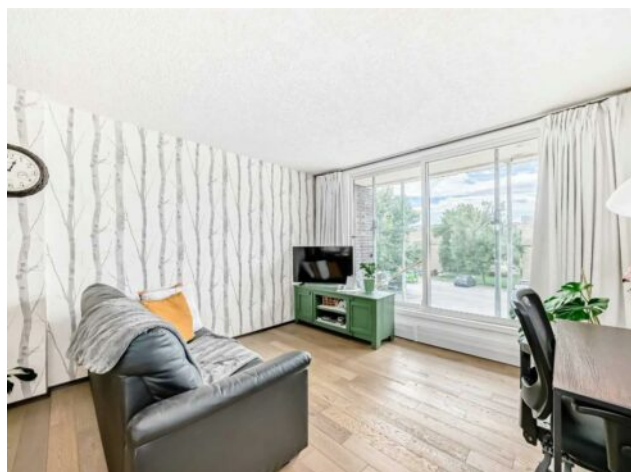


**305, 635 57 Avenue SW
Calgary, Alberta**

MLS # A2238016



\$219,800

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	509 sq.ft.	Age:	1967 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 384
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2 d29
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This bright and spotless 1-bedroom, 1-bathroom condo offers stylish urban living in the desirable community of Windsor Park. Featuring a functional open-concept layout, and a private balcony, this unit is ideal for first-time homebuyers, young professionals, or investors. Located just steps from Chinook Centre, public transit, and neighbourhood parks, you'll enjoy easy access to downtown Calgary, Macleod Trail, and Elbow Drive - making it a commuter's dream. Key Features: Bright open-concept living space; Spacious bedroom with ample closet space; Private balcony; Assigned parking stall with plug-in; Secure building with controlled access; Pet-friendly (dogs welcome with board approval); Recently refreshed common areas with new paint. This well-managed building offers peace of mind with secure entry, and the location can't be beat. Whether you're searching for a great place to live or a solid income-generating rental property, this unit delivers both comfort and value. Don't miss this opportunity - schedule your private showing today!