

305, 635 57 Avenue SW  
Calgary, Alberta

MLS # A2262358



# \$189,900

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2 d29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

**NEW PRICE.** Super Affordable, bright, and move-in ready &mdash; this spotless 1-bedroom, 1-bathroom condo offers stylish urban living in the highly desirable community of Windsor Park. 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&rsquo;ll enjoy easy access to downtown Calgary, Macleod Trail, and Elbow Drive - making it a commuter&rsquo;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&rsquo;t be beat. Whether you&rsquo;re searching for a great place to live or a solid income-generating rental property, this unit delivers both comfort and value. Don&rsquo;t miss this opportunity - schedule your private showing today!