

209, 515 57 Avenue SW
Calgary, Alberta

MLS # A2286709



\$199,999

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 639 sq.ft. | Age: | 1971 (55 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 395 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Pantry, Storage | | |
| Inclusions: | none | | |

Fantastic opportunity to own this beautifully updated condo in an unbeatable location just steps from Chinook Centre and the endless amenities along Macleod Trail. Offering 638 square feet of well-designed living space, this END-UNIT 1-bedroom, 1-bathroom unit provides exceptional value for first-time buyers and investors alike. Tired of noisy buildings, this concrete constructed building will promise peace and quiet. Over the years, the unit has been thoughtfully updated and is move-in ready with quick possession available. The bright and functional kitchen features abundant cabinetry, dual pantries, quartz countertops, a new bar fridge, and a new microwave. A convenient built-in office nook makes working from home a great option. The spacious south-facing living room is flooded with natural light and offers incredible flexibility for furniture placement and layout options — perfect for both relaxing and entertaining. The generously sized primary bedroom includes a double-wide closet for ample storage. The bathroom has been upgraded with quartz countertops, a modern vessel sink, and updated faucet, and is roughed-in for an apartment-style washer and dryer for added convenience. This unit includes one assigned parking stall, and the building offers a coin-operated laundry room. Whether you're looking to invest or purchase your first home, this is an exceptional opportunity in a location that truly can't be beat. **note that the washer and dryer are not included and only for illustration purpose**