

209, 515 57 Avenue SW
Calgary, Alberta

MLS # A2286709



\$199,999

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		

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 quite. 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**