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GRASSROOTS
REALTY GROUP

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307, 736 57 Avenue SW
Calgary, Alberta

MLS # A2262232

$329,000

Division:	Windsor Park
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	862 sq.ft.	**Age:**	2005 (20 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Fan Coil	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 644
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions:	n/a

Welcome to this beautiful 3rd-floor condo in the sought-after community of Windsor Park — offering comfort, convenience, and an unbeatable location! With over 860 sq. ft. of living space, this air-conditioned 2-bedroom, 2-bathroom home combines modern finishes with functional design, perfect for professionals, small families, or roommates. The bright, open-concept living area features large windows that flood the space with natural light. The kitchen is equipped with dark wood cabinetry, a full suite of stainless steel appliances, and an eating bar ideal for casual meals. A separate dining area provides space for a full-sized table — perfect for entertaining. The primary bedroom includes a large walk-in closet and a luxurious ensuite with heated tile floors. Additional features include: In-floor heating in master bath, Central A/C, Separate laundry room with extra storage and stacking washer/dryer, Titled underground parking. Condo fees include everything except electricity, offering excellent value in a prime inner-city location. Enjoy quick access to downtown Calgary, excellent public transit, and nearby amenities such as Chinook Centre, Britannia Plaza, restaurants, and cafés. Outdoor enthusiasts will love being close to the Elbow River and Glenmore Pathway systems, perfect for walking and cycling. Don’t miss this incredible opportunity to own in Windsor Park — where style, comfort, and location come together!