

**408, 723 57 Avenue SW**  
**Calgary, Alberta**

**MLS # A2278441**



**\$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>	622 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Membrane

**Basement:** -

**Exterior:** Brick, Wood Frame

**Foundation:** -

**Features:** Central Vacuum, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 394

**LLD:** -

**Zoning:** MC-2

**Utilities:** -

**Inclusions:** N/A

**UNDERGROUND PARKING | 2 ELEVATORS | WELL-MAINTAINED BUILDING** This 1 bedroom home offers incredible value with a bright, functional layout. The spacious kitchen features a generous amount of counter space, ample cabinetry, a refrigerator, and a peek-a-boo opening to the living room for an open-concept feel. The large dining area is perfect for entertaining and flows seamlessly into the spacious living room, which opens onto a quiet north facing balcony. The condo is completed with a good sized bedroom and closet, 4-Piece Bathroom, and in-suite Storage/Laundry Room. Parking is a breeze with heated underground parking plus free street parking right out front. This well-managed, 40+ building offers a social room, a healthy reserve fund, and a strong sense of community among residents, and pet free. Enjoy the unbeatable location, walking distance to Chinook C-Train Station, Chinook Mall, Glenmore Reservoir, and a wide range of amenities, including groceries, restaurants, and a movie theatre. With quick access to Glenmore Trail, Elbow Drive, Macleod Trail, and downtown, commuting and daily errands are effortless. Make this your next home or a Revenue Property.