

**102, 723 57 Avenue SW**  
**Calgary, Alberta**

**MLS # A2294774**



**\$239,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 816 sq.ft.                         | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler, Natural Gas                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Clay Tile, Metal                                                  | <b>Condo Fee:</b> | \$ 527 |
| <b>Basement:</b>   | -                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco                                                  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** Blinds Included, All drapes excluding bedrooms.

Thoughtfully updated and well maintained, this 2-bedroom home is located in a quiet 40+ adult living building in the heart of Windsor Park. As a private end unit with no neighbours on either side, it offers a comfortable and peaceful living environment along with a side dining room window that creates a refreshing cross-breeze during the warmer months. The covered patio also provides welcome shade, making it an enjoyable outdoor space throughout the summer. Inside, you'll find updated flooring and lighting, a refreshed kitchen with stainless steel appliances, an updated bathroom featuring a relaxing jacuzzi tub, plus upgraded interior doors, trim, and electrical throughout. In-suite laundry, additional storage, and an assigned underground parking stall add everyday convenience. Enjoy an exceptional central location just minutes from Chinook Centre, the LRT, downtown, Calgary Farmers' Market South, Sunterra Market, Mission, Marda Loop, restaurants, caf&eacute;s, and numerous shopping options. The well-managed building has undergone ongoing exterior improvements and maintains a healthy reserve fund. A wonderful opportunity for those seeking quiet, low-maintenance living in an established inner-city community. Non-smoking home. No pets permitted. Below-grade main level. Vacant with flexible possession available.