

201, 630 57 Avenue SW
Calgary, Alberta

MLS # A2297617



\$224,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

In a market with plenty of options, this bright and inviting south-facing 2-bedroom condo in Windsor Park stands out for its thoughtful layout and natural light. A spacious foyer with room for seating is set apart from the main living area, offering added privacy and a functional entry into the home. From there, the space opens into the kitchen, which provides ample cabinetry and workspace and connects seamlessly to the dining area. The dining space is filled with natural light throughout the day, creating a warm and inviting setting for both everyday living and entertaining. The living room offers a comfortable and functional layout, complete with a large patio door that opens onto your private balcony—perfect for enjoying sunny afternoons and relaxed evenings. One bedroom includes a walk-in closet, and both bedrooms are well-sized, offering flexibility for guests, a home office, or a fitness space. The building has also seen recent exterior updates, including new vinyl siding and a new roof completed in 2025, adding to the overall value and peace of mind. Ideally located, you’re just minutes from Chinook Centre, transit, and everyday amenities, with quick access to downtown. Enjoy the convenience of inner-city living while being tucked into an established, walkable neighbourhood. Whether you’re a first-time buyer, downsizing, or investing, this light-filled and thoughtfully designed home is a compelling opportunity.