

103, 521 57 Avenue SW
Calgary, Alberta

MLS # A2303863



\$179,500

Division:	Windsor Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	618 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Assigned, Guest, On Street, Paved, Plug-In, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to Chinook Manor, A 40+ Age Restricted Building. This bright and spacious 1-bedroom, 1-bathroom main floor unit offers both comfort and convenience. With 617 sq. ft. of well-designed living space, this north facing home features a functional layout, including a fully equipped kitchen and a generous living room with sliding glass doors that lead directly to a large private patio with easy ground-level access. Recent updates include luxury vinyl plank flooring and fresh paint, giving the home a clean and refreshed feel while still offering an excellent opportunity for future customization. The kitchen is equipped with well-maintained cabinetry, recently refreshed with a modern white finish, along with matching white appliances including a refrigerator, stove, and dishwasher, all in good working order. Large windows throughout the unit allow for plenty of natural light. Residents enjoy access to a range of building amenities, including a fitness room, billiards room, social/party room, shared laundry facilities, hobby workshop and storage units. Please note that laundry is not in-suite. Underground parking may be available subject to availability, in addition to surface parking and ample street parking. There is a strict no-pet policy. Ideally suited for down-sizers or investors, this property presents strong potential as a rental or renovation project. Conveniently located by near major routes McLeod trail, Chinook mall, C-train, Elbow Drive, grocery stores, restaurants and bus routes. This is a fantastic opportunity to own in a well-connected area.