

122, 723 57 Avenue SW
Calgary, Alberta

MLS # A2311298



\$250,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,138 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, On Street, Parkade, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 723
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Central vacuum system w/attachments "as is". Fobs for front door and entry to garage.

Welcome to this exceptionally spacious 2 bedroom, 2 bathroom condo in the heart of desirable Windsor Park, located in a quiet and well-cared-for 40+ adult living building. Offering 1,137.92 sq. ft., this is one of the largest floorplans in the complex and is ideally situated with only one adjoining neighboring unit for added privacy and comfort. Step inside to discover a bright and functional layout featuring an inviting eat-in kitchen plus a separate dining area, perfect for both everyday living and entertaining. The spacious living room opens onto a large ground-level patio, creating an ideal outdoor retreat to enjoy the beautifully maintained grounds and mature trees surrounding the property. The thoughtfully designed floorplan includes a generous primary bedroom complete with its own private ensuite, while the second full bathroom offers convenient cheater access to the second bedroom—ideal for guests or flexible living arrangements. Hardwood flooring enhances the hallways and dining area, complemented by tile flooring in the kitchen and entryway, while soft carpeting adds warmth to the bedrooms and living room. Granite countertops add timeless appeal in the kitchen, and the refrigerator, dishwasher, and washer/dryer have all been updated within the past two years. A dedicated in-suite laundry room with included freezer adds even more convenience and storage space. Additional features include heated underground parking, elevator access, four underground visitor parking stalls, and a party room available for larger gatherings and special occasions. This exceptionally well-managed building is known for its meticulous upkeep and strong reserve fund, providing peace of mind for owners. Recent exterior upgrades, updated windows, and a newly installed boiler further enhance the value and integrity of the property. Please note: this is a no-pet building. Perfectly positioned

just minutes from Chinook Centre Mall, the Chinook C-Train station, transit, restaurants, shopping, theatres, and countless amenities within walking distance, this prime location offers outstanding convenience while maintaining a peaceful residential atmosphere. This unit is just slightly below grade, but is on the main level, vacant, easy to show, priced aggressively and offers so much value. If a quick possession is needed that may be possible!