

**401, 501 57 Avenue SW**  
**Calgary, Alberta**

**MLS # A2311551**



**\$274,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 561
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters, Storage		

**Inclusions:** N/A

Looking for the perfect blend of comfort and location? Welcome to Windsor Park! This spacious 2 bedroom apartment puts you right where you want to be, close to Britannia's local shops, beautiful river pathways, the C-Train, and Chinook Mall. The top floor, south facing unit is bathed in natural light and features an airy, open concept floor plan that includes a functional space for a home office. You'll appreciate the refined touches, such as stone countertops, stainless steel appliances, and the ease of in suite laundry.