

108, 723 57 Avenue SW
Calgary, Alberta

MLS # A2325065



\$214,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this exceptionally well-maintained 40+ adult living building in the desirable community of Windsor Park – a truly rare find! This unique condo offers over 850 square feet of comfortable living space, featuring large east-facing patio doors that fill the home with an abundance of natural sunlight. Step outside onto your private balcony, the perfect spot for morning coffee or hosting summer barbecues. The functional galley kitchen provides ample cabinetry and countertop space, making meal preparation and organization easy. The spacious in-suite laundry room also offers excellent additional storage space. The unit features two generously sized bedrooms, both large enough to comfortably accommodate queen-sized beds. An exceptional bonus is the inclusion of TWO assigned underground parking stalls, a rare feature in this building. Ideally located within walking distance to Chinook Centre and the Chinook LRT Station, this home also offers convenient access to Glenmore Trail, Macleod Trail, and Elbow Drive, making commuting throughout the city effortless. Residents enjoy a variety of building amenities, including a social room, shared laundry facilities on each floor, underground visitor parking, and two convenient building entrances on both the east and west sides. Condo fees include heat, water, sewer, landscaping, snow removal, professional management, and more, providing exceptional value and peace of mind. Whether you're looking to downsize or enjoy a low-maintenance lifestyle in a prime location, this is an outstanding opportunity you won't want to miss!