

**201, 732 57 Avenue SW**  
**Calgary, Alberta**

**MLS # A2326075**



**\$229,988**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 987 sq.ft.                         | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                            |                   |        |
|--------------------|------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                          | <b>Condo Fee:</b> | \$ 676 |
| <b>Basement:</b>   | -                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                    | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** Ceiling fan

Nestled in the desirable community of Windsor Park, this beautifully refreshed corner unit offers the perfect blend of comfort, convenience, and privacy. Featuring over 900 sq. ft. of living space, this freshly painted 2-bedroom, 2 full bathroom condo is ideally located on a quiet street just a short walk to Chinook Centre, the LRT, and a variety of local amenities. Step inside to a spacious front entry with a large coat closet and an oversized in-suite laundry and storage room, offering plenty of flexibility for additional organization. The bright open-concept living and dining area creates an inviting space for relaxing or entertaining, with direct access to the large private patio surrounded by mature trees. The functional kitchen includes all major appliances, including a dishwasher, along with ample cabinet and counter space. The primary bedroom features a spacious dual-access closet and its own private 4-piece ensuite. The second bedroom is bright and welcoming with mirrored closet doors and excellent natural light. Perfect for first-time buyers, investors, or those looking to downsize, this well-maintained unit combines an unbeatable location with practical living. Unit #201 is move-in ready and waiting for you to call it home.