

214, 723 57 Avenue SW
 Calgary, Alberta

MLS # A2330487



\$250,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,162 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Soaking Tub, Storage		

Inclusions: None

Welcome to Windsor Point in the established community of Windsor Park. This spacious 2-bedroom, 2-bathroom condo offers over 1,150 sq. ft. of well-planned living space, with a welcoming foyer leading into a bright and comfortable interior. The generous living room features laminate plank flooring, neutral finishes and direct access to the large private balcony overlooking the beautifully landscaped courtyard. The adjoining dining area provides plenty of room for entertaining, while the kitchen offers abundant full-height cabinetry, stainless steel appliances, ample counter space and a tiled backsplash, with a convenient breakfast nook for casual meals. The spacious primary bedroom features a large closet with shelving units and a private 4-piece ensuite, while the second bedroom offers excellent flexibility for guests, a home office or additional living space. A second 4-piece bathroom, in-suite laundry and excellent storage add everyday convenience. Step outside to enjoy the peaceful courtyard setting from your private balcony, surrounded by mature landscaping and established grounds. Located close to parks, schools, shopping, transit and Chinook Centre, with convenient access to the CTrain and downtown, this is a comfortable and well-located home in a welcoming adult-living community (+40).