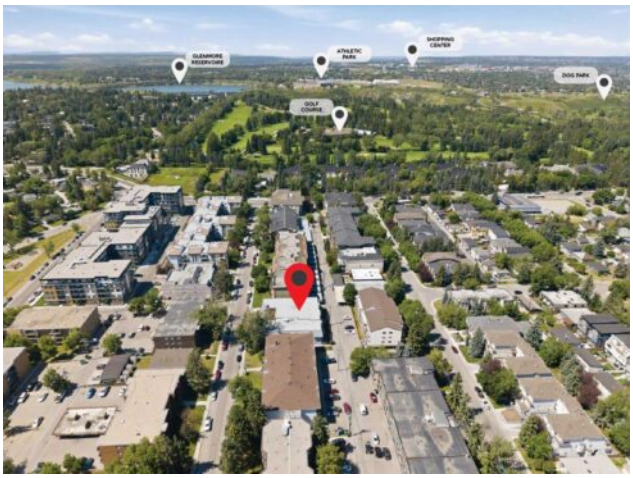
587-899-3773
justin@realtyaces.ca

308, 630 57 Avenue SW
Calgary, Alberta

MLS # A2335274



$220,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	**Age:**	1982 (44 yrs old)
Beds:	2	**Baths:**	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 582
Basement:	-	**LLD:**	-
Exterior:	Brick, Metal Siding , Wood Frame, Wood Siding	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	Built-in Features, See Remarks, Storage		

Inclusions: N/A

Modern updates and an unbeatable inner-city location come together in this fully remodelled top floor condo in the heart of Windsor Park. Everyday life feels effortless with one of the best layouts in the building, a separate storage room, underground parking and a vacant, move-in ready interior that lets you settle in right away. Gather with family and friends in the spacious living room where rustic wood accent walls add warmth and character before sliding open the patio doors to enjoy a private balcony surrounded by mature trees. Natural light pours into the bayed dining area, creating an inviting place to share meals while taking in peaceful treetop views. Culinary adventures are inspired in the generous kitchen finished in a timeless white palette with extensive cabinetry, abundant counter space and excellent functionality for daily living. Thoughtful storage begins at the front entry where a huge walk-in closet with custom built-ins keeps seasonal gear, household items and everyday essentials neatly organized. Unwind in either of the 2 spacious bedrooms, each offering flexibility for guests, roommates or a home office. Completing the home, the stylish 4-piece bathroom pairs clean contemporary finishes with everyday practicality. Luxury vinyl plank flooring brings a fresh, contemporary feel to the home, complementing the rustic wood accents and fully remodelled interior. Set in desirable Windsor Park, this location places countless amenities within walking distance, including Chinook Centre, Britannia Plaza, restaurants, coffee shops, grocery stores, transit and the Chinook CTrain Station, making commuting and daily errands exceptionally convenient. Glenmore Reservoir, Calgary Golf & Country Club, nearby parks and pathways add even more opportunities to enjoy an active lifestyle while remaining just minutes from downtown.

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