

**403, 732 57 Avenue SW**  
**Calgary, Alberta**

**MLS # A2340719**



**\$209,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 777 sq.ft.                         | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                |                   |        |
|--------------------|--------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | \$ 557 |
| <b>Basement:</b>   | -                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                     | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** None

Welcome to Chinook West in the desirable community of Windsor Park! This bright, top-floor, south-facing unit offers a spacious open layout in a prime central location, within walking distance to Chinook Centre, the CTrain, restaurants, shopping, and everyday amenities, with downtown less than 30 minutes away. The sun-filled living and dining area opens to a private south-facing patio, while the kitchen features stainless steel appliances, including a dishwasher less than one year old, clean countertops, and ample workspace. Updates include newer windows and patio doors, upgraded wall-to-wall laminate flooring, modern 5" baseboards, and new ceiling fans throughout. The oversized bathroom features tiled flooring, generous counter space, and ample cabinetry. In-suite laundry includes a washer and dryer less than two years old, plus a large storage room for added convenience. Meticulously maintained and move-in ready, this home also offers access to a shared terrace and assigned underground parking. A fantastic opportunity in a well-connected location!