

416, 723 57 Avenue SW
Calgary, Alberta

MLS # A2341513



\$259,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,149 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Windsor Point, a well-maintained 40+ building ideally located in the desirable community of Windsor Park. Offering over 1,100 sq. ft. of comfortable living space, this bright and spacious two-bedroom, two-bathroom condo offers an exceptional combination of privacy, functionality, and convenience in an unbeatable inner-city location. Step inside to a generous foyer that opens into a bright and inviting living room, where large patio doors fill the space with natural light and lead to your private fourth-floor balcony. Overlooking beautifully landscaped grounds, the balcony is the perfect place to enjoy your morning coffee, unwind at the end of the day, or entertain guests. A separate dining room provides an elegant space for everything from intimate dinners to larger gatherings. The spacious eat-in kitchen is both practical and inviting, with an abundance of cabinetry and counter space. Thoughtfully designed for privacy, the floor plan places the two bedrooms on opposite sides of the home. Both are generously sized and feature dual closets. The primary bedroom offers direct access to the main bath. The second bedroom is equally spacious. Complete with a full-size washer and dryer—an especially desirable feature in condo living. The home also includes an assigned, heated underground parking stall for added comfort and convenience. Well-Maintained Building with an On-Site Caretaker. Windsor Point offers a secure and welcoming environment with elevators, professionally managed common areas, beautifully landscaped grounds, and a social room where residents can gather and connect with neighbours. Enjoy an outstanding location just minutes from Chinook Centre, Britannia Plaza, Glenmore Reservoir, golf courses, transit, restaurants, shopping, and downtown Calgary. Whether you're looking to simplify your lifestyle, travel more, or downsize

without giving up space, this inviting home offers the perfect balance of comfort, convenience, and low-maintenance living.