

226, 723 57 Avenue SW
 Calgary, Alberta

MLS # A2353483

\$243,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Two bedrooms, 890 sq ft, a south-west corner balcony, and move-in ready. Just painted, with new laminate and ceramic flooring and new baseboards. This 2nd-floor west wing unit sits at the south-west corner of Windsor Point, with an 18' x 5' balcony off the living room and windows on two sides. The 12'9" x 10'9" primary bedroom has a walk-through closet to the 4-piece bath. The second bedroom (9'3" x 11'5") could work as a guest room or office. The living room (12'0" x 14'11") and dining area sit together next to the kitchen, and laundry has its own room off the foyer. Heated underground parking stall #2. Same owners since 1997. Windsor Point is an age-restricted (40+), pet-free building with secure entry, elevators and a social room. Condo fees are \$571.13/month. Walk to Chinook Centre and Chinook CTrain Station, with quick access to Glenmore Trail, Elbow Drive and Macleod Trail. The full condo document package is available now, before you write an offer, so you can do your due diligence up front. Ask your Realtor®.