

201, 635 57 Avenue SW  
Calgary, Alberta

MLS # A2248126



# \$240,000

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 635
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2 d29
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Hood fan, Dishwasher, Washer, Dryer.

This updated 2-bedroom condo in Windsor Park checks all the boxes: move-in ready, south-facing balcony, and an unbeatable location just steps from Chinook Centre, the C-Train, and some of Calgary's best restaurants and shops. Whether you're commuting downtown or exploring the neighbourhood, this is city living made easy. Located on the second floor of a quiet, well-managed concrete building, this corner unit offers both privacy and plenty of natural light. Inside, you'll find brand-new carpet, stainless steel appliances, and a full-sized in-suite laundry room with extra storage. The functional layout features a bright living room with access to the sunny balcony, a separate dining area, a spacious foyer with double closets, and a dedicated pantry. The updated bathroom includes a granite vanity with generous storage and a tiled tub with surround. Condo fees include heat and water, and the building is pet-friendly. If you're looking for comfort, convenience, and a walkable inner-city lifestyle, this home is ready when you are.