

**207, 630 57 Avenue SW  
Calgary, Alberta**

**MLS # A2256555**



**\$224,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Soaking Tub, Track Lighting		

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, All Window Coverings, Washer / Dryer Unit

Welcome to #207, 630-57 Ave SW – a bright, well-maintained 2-bedroom condo in the desirable inner-city neighbourhood of Windsor Park. This beautifully renovated second-floor unit features a modern kitchen with stainless steel appliances, fresh paint, and updated flooring throughout. The spacious, open-concept layout includes a living and dining area that flows out to a private east-facing balcony, ideal for relaxing or entertaining. Just off the kitchen is a charming breakfast nook, perfect for casual meals. The primary bedroom includes balcony access and plenty of natural light, while the second bedroom offers generous space and storage. A full 4-piece bathroom with soaker tub and a dedicated laundry room with extra storage complete this thoughtfully designed layout. You’ll love the pride of ownership that shows in every detail of this home. Additional perks include an assigned underground heated parking stall (#31) and storage locker. The building has undergone numerous recent updates – including refinished balconies, torch-on roofing, new boilers, and security cameras on all levels and in the parkade. Common areas have been upgraded with contemporary lighting, new carpets, and modern door hardware. This unit delivers exceptional value for the cost and is ideal for first-time home buyers or investors looking for a move-in-ready property in a central location. Just steps from Chinook Centre, Chinook LRT, and minutes to major roads like Macleod Trail and Glenmore Trail. Pet-friendly building with board approval – this is the opportunity you've been waiting for!