

**206, 630 57 Avenue SW
Calgary, Alberta**

MLS # A2277288



\$225,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 744 sq.ft. | Age: | 1982 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 483 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Metal Siding , Vinyl Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Storage | | |
| Inclusions: | N/A | | |

Bright Updated 2 BED CONDO | WALK TO CHINOOK, LRT, PARKS | HEATED PARKING & MODERN FINISHES. Welcome to a beautifully updated 2 BEDROOM CONDO perfectly situated just a short walk from CHINOOK MALL, the LRT, and multiple PARKS and TRANSIT OPTIONS. This bright, freshly painted unit offers a MODERN KITCHEN with sleek new STAINLESS STEEL APPLIANCES, updated COUNTERTOPS, and a stylish MOSAIC TILE BACKSPLASH. The OPEN CONCEPT LIVING AREA features durable LAMINATE FLOORING, while the bedrooms offer comfort with the newer PLUSH CARPETING. Located in a quiet, well-maintained ADULT ONLY BUILDING, this condo comes with UNDERGROUND HEATED PARKING, IN SUITE STORAGE, and thoughtful UPGRADES THROUGHOUT THE COMPLEX including REFINISHED BALCONIES, TORCH ON ROOFING, NEW BOILERS, and SECURITY CAMERAS ON ALL LEVELS AND IN THE PARKADE. Common areas have been freshly updated with CONTEMPORARY LIGHTING, DOOR HARDWARE, and NEW CARPETS. With ELBOW DRIVE and GLENMORE TRAIL just minutes away, this home offers UNBEATABLE CONVENIENCE. Come experience COMFORT, STYLE, AND LOCATION, all in one great package.