

**207, 723 57 Avenue SW  
Calgary, Alberta**

**MLS # A2279354**

**\$232,900**



<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

(OPEN HOUSE SATURDAY FEB 7 @ 1:00 - 3:00 PM) Welcome home to this bright and beautifully refreshed 2-bedroom, 1-bath residence—designed for easy, carefree living. Brand-new vinyl plank flooring and fresh paint throughout create a crisp, modern feel, while a new washer/dryer and microwave make this home truly move-in ready. Large south-facing windows flood the space with natural light, enhancing the open living and dining areas—perfect for hosting family and friends. The kitchen is ideal for preparing meals while staying connected with guests, and the in-suite laundry room adds everyday convenience. A full 4-piece bathroom with direct access from the primary bedroom completes the layout. The 2nd bedroom is perfect for guests or your home office. Enjoy the added benefits of underground parking, a sunny south-facing balcony off the living room, and the peace of mind that comes with a quiet, pet-free complex known for excellent management. Located in a well-run 40+ complex, you'll love being within comfortable walking distance to Chinook Centre, the LRT, and everyday amenities along Macleod Trail. Whether you're downsizing, simplifying, or embracing a lock-and-leave lifestyle, this unbeatable home and location makes daily living effortless. Call today to book your private showing.