

**104, 723 57 Avenue SW  
Calgary, Alberta**

**MLS # A2212800**



**\$344,888**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 723
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Step into style and comfort with this oversized 1,140 SqFt beautifully renovated 2-bedroom, 2-bathroom condo in the sought-after community of Windsor Park. This is a Adult Living (40+ years) building. Every inch of this unit has been upgraded &mdash; including a brand new kitchen, quartz countertops, modern bathrooms, new appliances, flooring, casings, doors, fresh paint, and much more! The spacious layout features a bright open-concept living area, while the primary bedroom includes a full ensuite with a walk-in shower. This unit comes with one underground parking stall and offers unbeatable walkability &mdash; just a short stroll to Chinook Centre, grocery stores, major banks, restaurants, and the Elbow River. Perfect for downsizers or investors looking for a move-in-ready unit in a well-established area. Don&rsquo;t miss your chance to own a like-new condo in one of Calgary&rsquo;s most convenient inner-city locations!