



GRASSROOTS
REALTY GROUP

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205, 521 57 Avenue SW
Calgary, Alberta

MLS # A2217761



\$219,900

Division:	Windsor Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,004 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile, Vinyl Plank

Roof: Flat

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Laminate Counters, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 588

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: n/a

Tired of looking at tiny spaces that are just too hard to downsize to? Quiet, 40+ age restricted living can be yours in Chinook Manor, a well-managed and maintained five storey concrete building, with elevator, that is only a couple of blocks from Chinook Center. The spacious two-bedroom unit offers over 1000 square feet of living space and literally needs no work. Just move in and enjoy. There is fresh and modern white paint throughout along all brand-new vinyl plank, tile and carpet flooring. The shared bath has a new vanity, a bathtub enclosure that was just refinished and sparkles like it was brand new and even provides a new shower head. There are also several new fixtures throughout the unit, and a brand-new range hood. In unit there is a decent amount of storage with an in-unit storage room, several large closets including a walk-in in the primary bedroom, and a separate assigned storage room locker that is quite generous compared to most of them out there. This amenity rich building offers a social room, billiard room, fitness room, laundry room and workshop. The available underground parking is an option, subject to availability, over and above the building's included surface parking and abundant on-street parking that is available. There is a strict no-pet policy here and respectable condo fees of \$587 per month. Enjoy the quiet lifestyle you deserve at a very reasonable price. Come and see for yourself today.