



GRASSROOTS
REALTY GROUP

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204, 501 57 Avenue SW
Calgary, Alberta

MLS # A2238786



\$229,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 392

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: NA

Welcome to this beautifully appointed 1-bedroom, 1-bathroom condo, nestled in the vibrant community of Windsor Park—just steps from Chinook Centre, the LRT, parks, shopping, schools, and everyday amenities. Inside, you’ll find a bright, open-concept layout flooded with natural light from expansive windows. The north-facing balcony offers the perfect retreat for morning coffee or evening relaxation. The modern kitchen is designed to impress, featuring granite countertops on a functional island, crisp white cabinetry, a clean tile backsplash, and stainless steel appliances—ideal for both cooking and entertaining. The spacious primary bedroom is complemented by a sleek 4-piece designer bathroom. Enjoy the added convenience of in-suite laundry and a generously sized storage room. This well-designed unit shares only one common wall, offering added privacy and quiet. Additional highlights include an assigned covered parking stall with electric plug-in, low condo fees, and the peace of mind that comes with a solid concrete building. Move-in ready with quick possession available—this is an exceptional opportunity to own in one of Calgary’s most connected and desirable locations. Don’t miss out—schedule your showing today!