



GRASSROOTS
REALTY GROUP

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301, 521 57 Avenue SW
Calgary, Alberta

MLS # A2243273



\$219,900

Division:	Windsor Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,024 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Vinyl Windows		

Inclusions: none

An Adult Bldg Plus 40, No pets allowed. Great location, a short walk to Chinook Center with all the amenities. One of the larger units, an end unit with 2 large bedrooms, a 4pc bath plus a 2 pc en-suite. A large walk-in closet in the primary bedroom. This unit has in-suite laundry as well there are Coin operated large washers and dryers. Underground parking is assigned for 45.00 per month on availability and also out door parking at the rear of the building. This unit has a basement storage room as well as in-suite. Great facilities, 2 recreation/party rooms, a fitness room, library, workshop, game rooms with pool table, shuffle board & Ping-pong table to help you enjoy your free time. A clean well managed concrete building. Vacant, move-in ready and available anytime.