



GRASSROOTS
REALTY GROUP

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222, 723 57 Avenue SW
Calgary, Alberta

MLS # A2248965



\$248,800

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped, See Remarks, Treed		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

40+ Complex | Peaceful adult living overlooking a manicured courtyard, 222-723 57 Ave SW in Windsor Point, a beautifully cared-for home tucked within one of Calgary's most meticulously maintained complexes. This spacious 2 BEDROOM condo with an assigned HEATED UNDERGROUND PARKING stall, offers a peaceful lifestyle in a quiet ADULT LIVING (40+) community (no pets allowed). Perfect for those seeking comfort and tranquility. Step inside to find a bright and inviting floor plan featuring a galley kitchen with NEWER STAINLESS STEEL APPLIANCES. The updated stainless steel Samsung appliance package includes a fridge, 5-burner stove w/ warming drawer, microwave hood fan and a Bosch dishwasher. The high grade Wool Carpet has complementary wide LVP luxury vinyl plank flooring in the kitchen and bathroom, along with a new Moen kitchen faucet and refreshed bathroom finishes including a reglazed tub and updated fixtures. Enjoy the comfort of a smoke-free and pet-free unit complete with IN-SUITE LAUNDRY and storage room featuring premium Samsung stacking washer/dryer, and step out onto the FULL LENGTH BALCONY (1 of only 2 in the building), with relaxing VIEWS of the landscaped courtyard - an ideal spot for morning coffee or evening relaxation. The well-managed complex has a part time caretaker and is always on top of maintenance and capital improvements with landscaping, windows, doors, balcony refurbishment, already done roofing and boiler upkeep underway and a strong reserve fund in place. This building reflects true pride of ownership. CONVENIENTLY LOCATED a short walk to Sunterra and Lina's and just minutes from Chinook Mall, Glenmore Trail, Downtown Calgary, parks, and transit, this centrally located unit offers convenience and peace of mind. Don't miss your chance to

call this rare and well-kept condo home. Schedule your private showing today!