



**GRASSROOTS**  
REALTY GROUP

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305, 732 57 Avenue SW  
Calgary, Alberta

MLS # A2251225



**\$214,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Windsor Park                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 735 sq.ft.                         | Age:   | 1981 (44 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Covered, Parkade, Stall  |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                       |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                                                                                                | Water:     | -      |
| Floors:     | Carpet, Vinyl                                                                                                                         | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                       | Condo Fee: | \$ 542 |
| Basement:   | -                                                                                                                                     | LLD:       | -      |
| Exterior:   | Brick, Wood Siding                                                                                                                    | Zoning:    | M-C2   |
| Foundation: | Poured Concrete                                                                                                                       | Utilities: | -      |
| Features:   | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters |            |        |
| Inclusions: | None                                                                                                                                  |            |        |

Welcome to this smartly updated 2-bedroom, 1-bath condo, with a secure, covered parking stall, located in the heart of Windsor Park &ndash; close to all the amenities, including shops, restaurants, schools, and transit. With nearly 750 sq ft of comfortable living space, this home offers a perfect blend of modern updates and everyday functionality. You'll love the new vinyl plank flooring throughout the main living areas, fresh paint that brightens every room, and a stylishly updated bathroom designed for both comfort and charm. Plus, both bedrooms feature plush new carpet. The highlight? A large south-facing deck &ndash; bathed in natural light an ideal outdoor space, and covered for shade in the summer. The spacious and functional layout also includes in-suite laundry and a large storage room, Nestled in a quiet walk-up building, this unit is perfect for first-time buyers, downsizers, or investors. Commuters will appreciate the proximity to Elbow Drive and Glenmore Trail, while the surrounding community offers walkable access to schools, dining, shopping, and public transit. Don't miss the opportunity to own a turn-key condo in one of Calgary's most connected and charming neighborhoods!