



GRASSROOTS
REALTY GROUP

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206, 630 57 Avenue SW
Calgary, Alberta

MLS # A2252859



\$225,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Metal Siding , Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 483
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: None

Bright Updated 2 BED CONDO | WALK TO CHINOOK, LRT, PARKS | HEATED PARKING & MODERN FINISHES. Welcome to a beautifully updated 2 BEDROOM CONDO perfectly situated just a short walk from CHINOOK MALL, the LRT, and multiple PARKS and TRANSIT OPTIONS. This bright, freshly painted unit offers a MODERN KITCHEN with sleek new STAINLESS STEEL APPLIANCES, updated COUNTERTOPS, and a stylish MOSAIC TILE BACKSPLASH. The OPEN CONCEPT LIVING AREA features durable LAMINATE FLOORING, while the bedrooms offer comfort with the newer PLUSH CARPETING. Located in a quiet, well-maintained ADULT ONLY BUILDING, this condo comes with UNDERGROUND HEATED PARKING, IN SUITE STORAGE, and thoughtful UPGRADES THROUGHOUT THE COMPLEX including REFINISHED BALCONIES, TORCH ON ROOFING, NEW BOILERS, and SECURITY CAMERAS ON ALL LEVELS AND IN THE PARKADE. Common areas have been freshly updated with CONTEMPORARY LIGHTING, DOOR HARDWARE, and NEW CARPETS. With ELBOW DRIVE and GLENMORE TRAIL just minutes away, this home offers UNBEATABLE CONVENIENCE. Come experience COMFORT, STYLE, AND LOCATION, all in one great package.