



**GRASSROOTS**  
REALTY GROUP

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208, 507 57 Avenue SW  
Calgary, Alberta

MLS # A2258315



**\$264,900**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to this beautifully maintained home in the highly sought-after inner-city community of Windsor Park. With thoughtful upgrades throughout, this unit offers both comfort and convenience. Step into the open-concept layout, where a bright and spacious living room features a striking stone-and-wood accent wall with customizable LED lighting. The modern galley kitchen is a true showpiece, boasting granite countertops, full-height cabinetry, soft-close drawers, a sleek tile backsplash, and stainless steel appliances. Just off the kitchen, the dining area easily accommodates a large table perfect for family dinners or entertaining guests. Enjoy your own private balcony overlooking a quiet, tree-lined street, an ideal retreat for morning coffee or evening relaxation. This is the most desirable unit in the building, offering the rare combination of in-suite laundry and a covered parking stall. Located just steps from the Chinook C-Train station and one block from Chinook Centre, with quick access to Macleod Trail and downtown, this condo provides the ultimate urban lifestyle.