



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

110, 515 57 Avenue SW
Calgary, Alberta

MLS # A2261266



\$219,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Windsor Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 617 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 382 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Wood Siding | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: wall mount, portable a/c, storage units on balcony, bbq

Welcome to this stylish 1-bedroom condo in Windsor Park, with in-suite laundry and covered parking stall, ideally located just steps from Chinook Mall. Inside, the open-concept layout is anchored by a modern kitchen featuring granite counters, tile backsplash, stainless steel appliances, an island with seating, and a corner pantry with a frosted glass door. The spacious living room opens to a private ground-level patio with fencing and a storage locker, perfect for outdoor relaxation. The bedroom offers generous closet space, a ceiling fan, and above-grade windows for natural light. The bathroom includes matching granite and a walk-in tile shower. Additional perks include in-suite laundry (Newer Set with 5 year Warranty), built-in storage solutions, and a covered parking stall with electrical outlet. This well-managed concrete building ensures peace of mind, with condo fees covering all utilities except electricity and cable. Mature trees and landscaping enhance curb appeal, and the unbeatable location puts shopping, restaurants, transit, and downtown just minutes away. Note: bedroom is located below grade level.