



319, 723 57 Avenue SW
Calgary, Alberta

MLS # A2262004



\$234,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: NA

UNDERGROUND PARKING | 2 ELEVATORS | WELL-MAINTAINED BUILDING | NEWLY RENOVATED | This beautifully updated 2-bedroom home offers incredible value with a bright, functional layout. The spacious kitchen features a generous amount of counter space, ample cabinetry, a new refrigerator, and a peek-a-boo opening to the living room for an open-concept feel. The large dining area is perfect for entertaining and flows seamlessly into the spacious living room, which opens onto a quiet, sunny south-facing balcony. The king-sized primary suite includes a walk-through closet into the updated bathroom, complete with a new sink, new faucet, and newly renovated walk-in shower featuring a sleek ceramic tile surround and glass sliding door. Additional updates include new luxury vinyl plank flooring, trim, lighting, hardware, and fresh paint throughout. Parking is a breeze with heated underground parking plus free street parking right out front. This well-managed, 40+ building offers a social room, a healthy reserve fund, and a strong sense of community among residents. Enjoy the unbeatable location, walking distance to Chinook C-Train Station, Chinook Mall, Glenmore Reservoir, and a wide range of amenities, including groceries, restaurants, and a movie theatre. With quick access to Glenmore Trail, Elbow Drive, Macleod Trail, and downtown, commuting and daily errands are effortless.