



**305, 635 57 Avenue SW  
Calgary, Alberta**

**MLS # A2262358**



**\$189,900**

**Division:** Windsor Park

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 509 sq.ft. **Age:** 1967 (59 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard, Hot Water

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 404

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** M-C2 d29

**Foundation:** -

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** None

Very Affordable, bright, and move-in ready —; this spotless 1-bedroom, 1-bathroom condo offers stylish urban living in the highly desirable community of Windsor Park. spotless 1-bedroom, 1-bathroom condo offers stylish urban living in the desirable community of Windsor Park. Featuring a functional open-concept layout, and a private balcony, this unit is ideal for first-time homebuyers, young professionals, or investors. Located just steps from Chinook Centre, public transit, and neighbourhood parks, you'll enjoy easy access to downtown Calgary, Macleod Trail, and Elbow Drive - making it a commuter's dream. Key Features: Bright open-concept living space; Spacious bedroom with ample closet space; Private balcony; Assigned parking stall with plug-in; Secure building with controlled access; Pet-friendly (dogs welcome with board approval); Recently refreshed common areas with new paint. This well-managed building offers peace of mind with secure entry, and the location can't be beat. Whether you're searching for a great place to live or a solid income-generating rental property, this unit delivers both comfort and value. Don't miss this opportunity, schedule your private showing today!