



GRASSROOTS
REALTY GROUP

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405, 501 57 Avenue SW
Calgary, Alberta

MLS # A2265081



\$191,500

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautiful well cared for TOP FLOOR 1-bedroom south facing condo, nestled in the vibrant community of Windsor Park—just steps from Chinook Centre, the LRT, parks, shopping, restaurants, schools, and everyday amenities. Inside you will find a bright, open-concept layout. The modern kitchen features granite countertops, wood-stained cabinetry accented by a subway tile backsplash and stainless steel appliances. The living room allows for natural light from the large sliding doors that lead to a private balcony with picturesque views of the surrounding neighborhood. Laminate flooring throughout the kitchen and living room. The carpeted bedroom will accommodate any sized bed and includes a double sliding door closet. The updated 4-piece bathroom boasts a vessel sink, ceramic tile floor, tub/shower and thoughtful details like updated lighting and plumbing fixtures. Enjoy the added convenience of in-suite laundry. Additional highlights include an assigned parking stall with electric plug-in and the peace of mind that comes with a solid concrete, low-turnover, well-managed building. This 4th level unit is move-in ready with quick possession available—an exceptional opportunity to own in one of Calgary's most convenient and desirable locations.