



GRASSROOTS
REALTY GROUP

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205, 630 57 Avenue SW
Calgary, Alberta

MLS # A2269215



\$199,500

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	539 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this charming one-bedroom condo, ideally located just a short walk from Chinook Mall, the LRT, and several nearby parks and transit options. The open-concept living area features stylish and durable laminate flooring, creating a warm and inviting space. Set in a quiet, well-maintained adult-only building, this home offers underground heated parking, in-suite storage, extra storage space down the hall and numerous upgrades throughout the complex, including refinished balconies, new torch-on roofing, updated boilers, and enhanced security cameras in the parkade and on all levels. The common areas have also been refreshed with modern lighting, new carpets, and contemporary door hardware. With Elbow Drive and Glenmore Trail just minutes away, this condo offers the perfect blend of comfort, convenience, and low-maintenance living. Book your showing today!