



GRASSROOTS
REALTY GROUP

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318, 723 57 Avenue SW
Calgary, Alberta

MLS # A2278171



\$234,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, See Remarks, Storage		

Inclusions: N/A

Welcome to Windsor Park where you will find your new home; a bright and spacious 2 bedroom condo designed for easy, low-maintenance living! Perfect for downsizers or empty nesters, this private corner unit overlooks a beautifully maintained courtyard garden and is filled with natural light thanks to its end-unit layout and large windows. The thoughtfully designed floor plan offers generous room sizes, excellent storage, and the everyday conveniences that matter most—insuite laundry, sunny balcony, underground parking, along with a quiet, private setting within the building. This well-managed 40+ building is known for its strong sense of community, healthy reserve fund, and proactive upkeep. Recent and upcoming improvements add long-term confidence, including new Hardie board siding, Smart Trim, updated windows, and new boilers already paid for—so you can move in and enjoy without worrying about major expenses. Residents also enjoy access to a social room, ideal for gatherings and staying connected. Enjoy an unbeatable walkable lifestyle, living just steps from Chinook Centre, the Chinook C-Train Station, Transit, Glenmore Reservoir, and a wide range of amenities including grocery stores, restaurants, and a movie theatre. With quick access to Glenmore Trail, Elbow Drive, Macleod Trail, Macleod Trail, and downtown, everything you need is within easy reach. A wonderful opportunity for those looking to downsize without compromise—offering space, privacy, community, and peace of mind in a location that truly delivers.