



**408, 723 57 Avenue SW  
Calgary, Alberta**

**MLS # A2278441**



**\$197,000**

**Division:** Windsor Park

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

**Style:** Apartment-Single Level Unit

**Size:** 622 sq.ft. **Age:** 1982 (44 yrs old)

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

**Garage:** Heated Garage, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 394

**LLD:** -

**Zoning:** MC-2

**Utilities:** -

**Heating:** Baseboard, Natural Gas  
**Floors:** Carpet, Ceramic Tile  
**Roof:** Membrane  
**Basement:** -  
**Exterior:** Brick, Wood Frame  
**Foundation:** -  
**Features:** Central Vacuum, Vinyl Windows

**Inclusions:** N/A

Nestled in the quiet neighborhood of Windsor Park, this one-bedroom condo represents comfort and convenience for those aged 40 and above. There are a total 4 Floors in this building so its a Top floor home with plenty of natural light and there's a good-sized balcony that invites the outdoors in, where you can enjoy your favorite beverage or meal. This condo features a generous sized living room, Dining room, in suite laundry/storage room, and a galley style kitchen with ample cupboard space, making it an ideal retreat for relaxation and entertainment. Despite its central location, this home remains insulated from the cities hustle and bustle, offering a quiet escape. Residents will appreciate there are two elevators in each of the East and West Buildings. There's a secure heated underground parking stall and the presence of numerous security cameras throughout the well-maintained building. The addition of a Canada Post Parcel mailbox inside each lobby, alongside suite mailboxes, adds another layer of convenience for all. This property is pet free and offers a social room to use for special occasion gathering. For those seeking a blend of tranquility and accessibility, look no further than this charming apartment in Windsor Park that is Within Walking distance to Chinook center and the C-Train. A prime property to call your home or as a great investment. These one bedroom units do not come available to purchase very often.