



**207, 723 57 Avenue SW
Calgary, Alberta**

MLS # A2279354



\$235,000

Division: Windsor Park

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

Style: Apartment-Single Level Unit

Size: 813 sq.ft. **Age:** 1982 (44 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 506

LLD: -

Zoning: M-C2

Utilities: -

Heating: Baseboard **Water:** -
Floors: Vinyl **Sewer:** -
Roof: - **Condo Fee:** \$ 506
Basement: - **LLD:** -
Exterior: Vinyl Siding, Wood Frame **Zoning:** M-C2
Foundation: - **Utilities:** -
Features: No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: n/a

(OPEN HOUSE SUNDAY JAN 18 @ 1:30-3:30) Enjoy easy, low-maintenance living in this well-run 40+ community, perfectly located within comfortable walking distance to Chinook Centre, the LRT, and everyday amenities along Macleod Trail. Whether you're downsizing, simplifying, or embracing a lock-and-leave lifestyle, this location makes daily errands and outings effortless. This bright and sunny 2-bedroom, 1-bath home has been thoughtfully refreshed with brand-new vinyl plank flooring and fresh paint throughout, plus a new washer and dryer, new microwave;you are move-in ready with nothing to do but unpack. Large south windows flood the home with natural light, creating a warm and inviting atmosphere. The spacious living and dining area offers plenty of room to host family and friends, while the kitchen is ideal for easy meal prep while chatting with your friends. In-suite laundry room plus a full 4-piece bathroom with direct primary access completes the layout. Additional highlights include underground parking, a sun-filled south-facing balcony off the living room, and the peace of mind that comes with a quiet, pet-free complex that is exceptionally well managed. Call today and book your private showing.