



**301, 736 57 Avenue SW  
Calgary, Alberta**

**MLS # A2283182**



**\$329,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 680
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Have you ever dreamed of owning your own property? Now is your chance! This incredible condo is located just a short walk from Chinook Center and easy access to all the hussle and bussle. This west facing 2 bedroom, 2 bath unit has tons of natural light drenching every inch of this unit. Located on the third floor with elevator access and ramp access, this building is perfect for all ages and abilities. The two bedroom layout lends itself to the perfect living situation for many as the bedrooms are located on seperate corners of the unit from each other. The extra large storage unit is in-suite and gives you an ideal spot for your personal washer and dryer. The main bathroom gives you a cheater ensuite of the spacious master bedroom. Rarely is a unit so well laid out giving you the perfect dinning space while still giving you lots of walkway to the kitchen and elegant living room. The living room is stylishly accented with a gas fireplace and floor to ceiling doors onto the oversized covered balcony. The underground secure parking is an added plus and keeps those nasty snowflakes of your car. The well run condo building has very reasonable condo fees covering all but your electricity. The ability to walk to Chinook Center makes life in this unit almost as though once you get home, you don't even need the car again. If you have been waiting for your opportunity to get into the market at an affordable price, now is the time. Call your favorite REALTOR(tm) today to book your showing.