



**407, 510 58 Avenue SW
Calgary, Alberta**

MLS # A2285763



\$199,990

Division: Windsor Park

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

Style: Apartment-Single Level Unit

Size: 601 sq.ft. **Age:** 1967 (59 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Parking Lot, Plug-In, Stall

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 384

Basement: -

LLD: -

Exterior: Brick, Concrete, Wood Siding

Zoning: M-C1

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: None

Welcome to this beautifully maintained top-floor end unit in a solid concrete building, offering the perfect blend of style, comfort, and unbeatable convenience, for under \$200K. Step inside to discover a bright and functional open-concept floor plan enhanced by dark plank laminate flooring, tile in the entranceway and bathroom, and carpet in the bedroom for added comfort. Modern 4-inch baseboards and casings add a refined finishing touch throughout the home. The stunning kitchen is sure to impress — featuring quartz countertops, stainless steel appliances, a tumble stone backsplash, and an abundance of cabinet space, making it both stylish and highly functional for everyday living or entertaining. Enjoy the convenience of in-suite laundry, plus a sunny south-facing balcony — the perfect spot to relax with your morning coffee or unwind at the end of the day. This well-situated home is just steps from Chinook Centre, and only minutes away from LRT, bus routes, and some of Calgary's best restaurants. With quick access to major roadways, you can reach downtown, the airport, and the city limits on your way to the mountains in only 15 - 20 minutes. Additional features include assigned parking with plug-in and the added peace and quiet that comes with being a top-floor end unit in a concrete building. Whether you're a first-time buyer, investor, or downsizer, this home offers incredible value in a great location. Don't miss your opportunity - book your private showing today.