



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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
Floors:	Carpet, Laminate, Tile
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete, Wood Siding
Foundation:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 384
LLD:	-
Zoning:	M-C1
Utilities:	-

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.