



105, 521 57 Avenue SW  
Calgary, Alberta

MLS # A2287882



**\$215,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Common, Guest, Off Street, Plug-In, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Bookcases, Crown Molding, Elevator, French Door, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Murphy bed, built in cabinet

Quiet, 40+ age restricted living can be yours in Chinook Manor, a well-managed and maintained five storey concrete building, with elevator, that is only a couple of blocks from Chinook Center. The spacious two-bedroom unit offers 993 square feet of living space and literally needs no work. Just move in and enjoy. This home is freshly painted throughout. along with all brand-new vinyl plank flooring . Large open living room dining room combination with crown moulding overlooking your exclusive use patio. Second bedroom can be used as an office. The Murphy bed is included.The full bath has a newer vanity. In-unit laundry and storage room. There is also a separate assigned storage room locker . Amenities Include a social room, billiard room, fitness room, laundry room and hobby workshop room. The available underground parking is an option, subject to availability, over and above the building's included surface parking and abundant on-street parking. There is a strict no-pet policy here and respectable condo fees of \$604 per month. Enjoy the quiet lifestyle. Close to transportation and all types of shopping and restaurants.