



403, 732 57 Avenue SW
Calgary, Alberta

MLS # A2296544



\$234,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	777 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to Chinook West in the beautiful community of Windsor Park! This top-floor, south-facing unit offers a bright, open layout in a central location. Enjoy walking distance to Chinook Centre, the Calgary CTrain, restaurants, shopping, and everyday amenities, with an easy commute to downtown in less than 30 minutes. The spacious living and dining area is filled with natural sunlight from the south-facing exposure. The kitchen features stainless steel appliances—including a dishwasher just 2 months old—updated countertops, and ample workspace. Additional highlights include newer windows and patio doors, upgraded wall-to-wall laminate flooring, modern 5" baseboards, and new ceiling fans throughout. The oversized bathroom provides tiled flooring, generous counter space, and ample cabinetry. In-suite laundry includes a washer and dryer less than 2 years old, with a large storage room adding rare convenience. The unit has been meticulously maintained and shows beautifully. Relax on your private south-facing patio or use the shared terrace for socializing. Assigned underground parking completes this low-maintenance, well-connected apartment condo.