



206, 507 57 Avenue SW
Calgary, Alberta

MLS # A2297218



\$209,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	660 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Carport, Covered, Parking Lot		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 396
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: All Appliances sold AS IS. Wall Shelving & Cabinet in Dining Room Included too.

SPACIOUS, 1 BED + 1 BATH / QUIET TREE LINED STREET / QUICK ACCESS TO DOWNTOWN & CHINOOK MALL / Move-in with ease to this refreshed, 1 Bed + 1 Bath Unit which is sure to impress! Recent updates include: painted kitchen cabinets & quartz counters, kitchen backsplash, paint throughout and newer light fixtures. The Open Floor Plan effortlessly combines the Kitchen, Dining & Living Room; host and gather with ease. Hard Floors throughout make cleaning a breeze. Relax outdoors on the private balcony, facing the beautiful tree-lined street for quiet mornings & evenings. The Primary Bedroom offers room for large furniture. The Storage Room is spacious and may offer future In-Suite Laundry with Board Approval. Covered carport parking stall included too. A fantastic opportunity for a simplistic, laid-back lifestyle & move-in ready! Fantastic location. Book a showing today!