



201, 630 57 Avenue SW  
Calgary, Alberta

MLS # A2297617



**\$224,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and inviting south-facing 2 bedroom condo in the heart of Windsor Park where natural light and thoughtful design come together beautifully. From the moment you step inside, you'll notice how sunlight fills the space throughout the day. A highlight of the home is a bright, dining space that captures natural light throughout the day, creating a warm and inviting setting for both everyday living and entertaining. The living room offers a comfortable and functional layout, complete with a large patio door that opens onto your private balcony for enjoying sunny afternoons and relaxing evenings. The kitchen provides ample cabinetry and workspace, seamlessly connecting to the dining area for easy flow. One bedroom includes a walk-in closet, and both bedrooms are well-sized, offering flexibility for guests, a home office, or a fitness space. The building has also seen recent exterior updates, including new vinyl siding and a new roof completed in 2025, adding to the overall value and peace of mind. Ideally located, you're just minutes from Chinook Centre, Glenmore Reservoir, transit, and a variety of shops and services. Enjoy the convenience of inner city living while being tucked into an established, walkable neighbourhood. Whether you're a first-time buyer, downsizing, or investing, this light-filled and thoughtfully designed home is a compelling opportunity.