



405, 510 58 Avenue SW
Calgary, Alberta

MLS # A2297630



\$165,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

TOP FLOOR UNIT | SOUTH-FACING BALCONY | LOW CONDO FEES | Welcome to this 1 bedroom top floor condo, offering affordable inner-city living with a bright, open layout and unbeatable convenience. Inside, you’ll find a **SPACIOUS LIVING AREA** with plenty of room to relax or set up a work-from-home space, all filled with **NATURAL LIGHT** from the **LARGE SOUTH-FACING SLIDING DOORS**. Step outside to your **PRIVATE BALCONY**—perfect for morning coffee or enjoying the open sky views from the top floor. The kitchen offers ample **CABINET SPACE** and flows easily into the dining and living areas—ideal for everyday living or entertaining. The **RENOVATED 4-PIECE BATHROOM** adds a clean, modern feel with stylish tile and updated vanity. The **LARGE BEDROOM** provides excellent space and flexibility, with room for a full bedroom setup plus additional storage. You’ll also appreciate **LAMINATE FLOORING THROUGHOUT** and a layout that maximizes every square foot. **LOCATION IS WHAT SETS THIS HOME APART.** You’re **STEPS TO CHINOOK CENTRE**, one of Calgary’s premier shopping destinations, with restaurants, shops, and everyday amenities right at your doorstep. Commuting is simple with a **13-MINUTE WALK TO THE LRT STATION**, plus quick access to Macleod Trail, Glenmore Trail, and downtown. Whether you’re a **FIRST-TIME BUYER**, downsizer, or investor, this is a **SMART, WELL-LOCATED OPPORTUNITY** you don’t want to miss.