



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 | GREAT INVESTMENT OR FIRST BUY | 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.