



103, 521 57 Avenue SW  
Calgary, Alberta

MLS # A2303863



**\$200,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	618 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Guest, On Street, Paved, Plug-In, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to Chinook Manor, A 40+ Age Restricted Building. This bright and spacious 1-bedroom, 1-bathroom main floor unit offers both comfort and convenience. With 617 sq. ft. of well-designed living space, this north facing home features a functional layout, including a fully equipped kitchen and a generous living room with sliding glass doors that lead directly to a large private patio with easy ground-level access. Recent updates include luxury vinyl plank flooring and fresh paint, giving the home a clean and refreshed feel while still offering an excellent opportunity for future customization. The kitchen is equipped with well-maintained cabinetry, recently refreshed with a modern white finish, along with matching white appliances including a refrigerator, stove, and dishwasher, all in good working order. Large windows throughout the unit allow for plenty of natural light. Residents enjoy access to a range of building amenities, including a fitness room, billiards room, social/party room, shared laundry facilities, hobby workshop and storage units. Please note that laundry is not in-suite. Underground parking may be available for an additional cost (subject to availability), in addition to surface parking and ample street parking. There is a strict no-pet policy. Ideally suited for down-sizers or investors, this property presents strong potential as a rental or renovation project. Conveniently located by near major routes McLeod trail, Chinook mall, C-train, Elbow Drive, grocery stores, restaurants and bus routes. This is a fantastic opportunity to own in a well-connected area.