



215, 723 57 Avenue SW  
Calgary, Alberta

MLS # A2304769



**\$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>	883 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Location, Lifestyle & Value! This spacious 2-bedroom home features a bright and functional layout, a generous living area that opens onto a sunny south-facing patio, and comfortable living designed for easy everyday enjoyment. Enjoy sought-after southwest Calgary living with the added convenience of secure underground parking and a well-managed adult-oriented building. Perfectly situated between the prestigious Calgary Golf & Country Club and CF Chinook Centre, this desirable 40+ adult living suite offers unbeatable convenience with quick access to downtown, shopping, dining, restaurants, and everyday amenities. This well-managed, building offers a social room, a healthy reserve fund, Whether you're looking for a home or add a solid investment property to your portfolio, this is an excellent opportunity in a prime location.