



307, 501 57 Avenue SW
Calgary, Alberta

MLS # A2195603



\$269,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	832 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island		

Inclusions: N/A

This spacious and bright two-bedroom corner condo offers stylish living in a concrete building with a south-facing balcony and an unbeatable central location. Move-in ready with quick possession available, this third-level unit features an open floor plan, fresh neutral paint, and sleek laminate flooring throughout—no carpet! The modern kitchen boasts stainless steel appliances, a tile backsplash, contemporary flat-panel cabinetry, and a generous island with a granite countertop and seating for casual dining. Flowing seamlessly into the sunlit living room, patio doors lead to a private balcony, perfect for enjoying the southern exposure. Two well-sized bedrooms, an updated full bathroom, and the convenience of in-suite laundry with storage complete the space. This unit also includes an assigned parking stall. Ideally situated near Chinook Mall, the LRT, and a wealth of amenities, this is a fantastic opportunity for urban living!