



GRASSROOTS
REALTY GROUP

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302, 635 57 Avenue SW
Calgary, Alberta

MLS # A2203696



\$234,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this spacious 2-bedroom, 1-bathroom condo in the desirable SW community of Windsor Park. This charming unit is move-in ready, offering a perfect blend of comfort and convenience. As you enter, you'll be greeted by a welcoming foyer and a generous in-unit storage room. The home features newer vinyl windows throughout, with a sliding door in the living room leading to your private balcony. The kitchen flows effortlessly into the dining area, which is open to the expansive living room, perfect for entertaining. Down the hall, you'll find two generously sized bedrooms, with the bathroom conveniently located near the entry. Ideally located between Elbow Drive, Macleod Trail, and Glenmore Trail, this condo provides quick access to major routes and easy commutes across the city. Enjoy a short walk to the upscale and eclectic Britannia Plaza, Lina's Italian Market, the Britannia off-leash dog park, Chinook Mall, and public transit. This pet-friendly building offers a secure mailroom, 24-hour surveillance, and plenty of laundry facilities. This well-managed complex features no post-tension cables, and your assigned parking stall with a convenient plug-in, perfect for those colder days. Book your showing today and imagine the possibilities.