



GRASSROOTS
REALTY GROUP

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107, 723 57 Avenue SW
Calgary, Alberta

MLS # A2204237



\$237,500

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Central Vacuum		

Inclusions: 1 Access Fob

Recently updated with a fresh coat of paint throughout, shampooed carpets and new 4" baseboards! This main floor South facing 2-bedroom, 1-bathroom unit has sliding doors to the patio located in the rear green space of this 40+ well maintained building (no pets permitted). The galley kitchen features full height kitchen cabinets; French doors between the living room and second bedroom; a walk through closet in the Master offers easy access to the 4-pc bathroom; additional features include in-suite laundry, storage, vacuflo system, 1 underground heated secured assigned parking stall, secured building access, and a social room to play cards/puzzles, attend luncheons or celebrate the holidays. Shopping, transit, golf, restaurants, and other lifestyle amenities nearby.