

207, 501 57 Avenue SW  
 Calgary, Alberta

MLS # A2238957



**\$279,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 561
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

<b>Inclusions:</b>	NA
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Welcome to this beautifully updated corner unit in the heart of Windsor Park—just minutes from Chinook Mall, the LRT, schools, and more. Featuring a bright open layout, expansive windows, brand new carpet and luxury vinyl plank flooring with a sunny south-facing balcony, this home offers the perfect mix of modern style and everyday comfort. The kitchen shines with granite countertops, stylish cabinetry, and a chic tile backsplash. Both bedrooms are spacious, with easy access to a sleek 4-piece bath. You'll also enjoy in-suite laundry with storage and an assigned covered parking stall. Set in a solid concrete building and move-in ready with quick possession available, this is a fantastic opportunity you don't want to miss!