



DJ Golden
REAL ESTATE

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201, 635 57 Avenue SW
Calgary, Alberta

MLS # A2248126



\$240,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 635
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	M-C2 d29
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, Microwave, Hood fan, Dishwasher, Washer, Dryer.

This updated 2-bedroom condo in Windsor Park checks all the boxes: move-in ready, south-facing balcony, and an unbeatable location just steps from Chinook Centre, the C-Train, and some of Calgary's best restaurants and shops. Whether you're commuting downtown or exploring the neighbourhood, this is city living made easy. Located on the second floor of a quiet, well-managed concrete building, this corner unit offers both privacy and plenty of natural light. Inside, you'll find brand-new carpet, stainless steel appliances, and a full-sized in-suite laundry room with extra storage. The functional layout features a bright living room with access to the sunny balcony, a separate dining area, a spacious foyer with double closets, and a dedicated pantry. The updated bathroom includes a granite vanity with generous storage and a tiled tub with surround. Condo fees include heat and water, and the building is pet-friendly. If you're looking for comfort, convenience, and a walkable inner-city lifestyle, this home is ready when you are.