

305, 521 57 Avenue SW  
Calgary, Alberta

MLS # A2163254



**\$229,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Common, Guest, Leased, None, On Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Hardwood, Laminate, Linoleum

**Roof:** Flat

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** Elevator, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 545

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** none

Welcome to Chinook Manor, a clean concrete well located 40+ no pet building. The kitchen is spacious and features a retro diner-style booth and new dishwasher. In-suite storage room is huge and has laundry hookups. The living and dining areas are bright and open, and the balcony has the privacy of mature trees next to it. Two large bedrooms allow space for your overnight guests or office. Building features an elevator, fitness room, recreation room, party room plus extra storage lockers. Outside parking stalls are available and underground parking stalls may be rented for \$45.00 per month. The condo board assigns underground stalls as they come available. This complex is amazingly located only one block from Chinook Centre and walking distance to c-train. Rockyview Hospital is also nearby. Here is a fantastic opportunity to enjoy life in a quiet, well run building in one of Calgary's best areas. See it today