

205, 507 57 Avenue SW  
Calgary, Alberta

MLS # A2182214



**\$199,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	462 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 315

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming and well-maintained 1-bedroom, 1-bathroom condo located in the highly sought-after community of Windsor Park. Situated just steps from Calgary's vibrant inner-city amenities, this unit offers the perfect blend of comfort, convenience, and urban living. As you step inside, you'll be greeted by a bright and inviting open-concept living area. The spacious living room features large south facing windows that flood the space with natural light, creating a warm and welcoming atmosphere. The adjoining kitchen boasts sleek cabinetry, stainless steel appliances, a breakfast bar and ample counter space, making it ideal for both everyday meals and entertaining guests. The generously sized bedroom offers plenty of closet space and easy access to the well-appointed bathroom. Enjoy the privacy and tranquility of this unit, with no shortage of storage options, including an additional closet in the entryway. Other highlights of this unit include a private balcony, recently upgraded laminate floors, covered assigned parking and a dining room perfect for entertaining. The location is unbeatable—just minutes away from parks, public transit, shopping, and dining options. With easy access to major roads and downtown Calgary, you can enjoy the best of city living without sacrificing comfort. Whether you're a first-time buyer, a professional looking for a convenient home base, or an investor seeking a prime investment property, this condo offers excellent value in one of Calgary's most desirable neighbourhoods.