

107, 635 57 Avenue SW  
Calgary, Alberta

MLS # A2191418



**\$179,900**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** All staging, decor and furniture, except exclusions as listed.

CORNER UNIT WITH SOUTH WINDOWS. AWESOME PRICE! Ideal for a stylish rental condo. NEW IKEA KITCHEN: CABINETS, COUNTERS AND BACKSPLASH. Cabinets go to the ceiling for extra storage. Fully extendable drawers. (Change the colour of the doors at any time with IKEA's easy on/off door hinges.) SOUTH FACING BRIGHT WINDOW. Eating/serving counter is perfect for morning coffee or entertaining friends. Living room with built-in electric fireplace for the chilly winter nights. Massive SOUTH FACING SUNNY WINDOW. Ideal layout for living and entertaining. Bedroom with fresh paint, new mirror closet doors and easily fits a KING or QUEEN SIZED BED. EAST FACING WINDOW allows you to wake with the sun! Oversized closet. The bathroom has a newer tub and tile flooring. FRONT FOYER WITH DOUBLE OVERSIZED CLOSET, more storage in tower and awesome feature wall. Unit features NEW LIGHTING, NEW PAINT, NEW KITCHEN, LAMINATE FLOORS. FURNISHINGS NEGOTIABLE. Laundry room is right next door, or add a laundry machine into your unit. (Board allows it). PET FRIENDLY! LARGE DOGS WELCOME. Common hallways just refreshed with new paint. Parking space in the rear with plug in. Security system throughout the building keeps it safe and clean. Amazing location, close to transit and C-Train and a great home or rental property. Main floor unit makes for easy in and out (and unloading groceries.) This unit will not last long! Available for a quick possession. (Low taxes- \$819, reasonable condo fee \$390 and great cash flow at average rent of \$1600-\$1700/mo!)