

407, 515 57 Avenue SW  
Calgary, Alberta

MLS # A2143985



## \$264,800

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 834 sq.ft.                         | <b>Age:</b>   | 1971 (53 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 496 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick                           | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** n/a

Presenting this beautiful, updated 2 bedroom condo on the 4th floor in an excellent central location in Windsor Park! Enter the foyer with ceramic tile floor and you are greeted with wonderful natural light from the desirable south facing exposure. To the right is an open galley style kitchen, fully updated with subway style back splash, under mount lighting, over-the range microwave, full length pantry and beautiful granite countertops with a functional eat up section, perfect for a quick breakfast or meal preparation. The spacious dining area blends into the huge living room with gorgeous laminate hardwood, spacious enough to offer a variety of furnishing layouts. Enjoy the sun on the large (14'8"ft x 4'8"ft) balcony which conveniently overlooks your assigned parking spot -great for remote starting your vehicle in winter! Down the hall there is a large central closet, and a generous bedroom. At the end is the Primary Bedroom which offers a spacious walk in closet and is close to the gorgeous main 4pc bathroom with granite countertop, vessel sink, lots of drawers and cabinet space. A large laundry room with Bosch washer and dryer off the foyer, great for extra in suite storage, completes the space. This beautiful walk-up unit is in a quiet brick building, enjoys excellent neighbors and no footsteps from above! Ideally close to Chinook Mall, restaurants, City Transit and commuter routes, this condo presents a fantastic combination of desirable layout, pristine condition and excellent enduring value!