

404, 515 57 Avenue SW
Calgary, Alberta

MLS # A2177597



\$245,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	637 sq.ft.	Age:	1971 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: None

Bright and spacious top floor unit offers nearly 650 square feet of living space with an extra large bedroom, in-suite laundry along with a renovated kitchen and bathroom. Welcome to Windsor Manor! A well run, smoke free and pet friendly building in Windsor Park, conveniently located between Elbow Drive & Macleod Trail, just steps from Chinook Mall! Perched on the top floor, this spacious unit has undergone plenty of upgrades over the years. The floor plan has been opened, the kitchen expanded, hardwood flooring throughout, granite countertops...the list goes on. The kitchen is sure to impress with an abundance of both cabinet and counter space that flows seamlessly into the expansive living area highlighted by an oversized sliding glass door leading to your private patio. The in-suite laundry and renovated bathroom are positioned next to the sizable bedroom with a north facing window. With super low condo fees of just \$368/month, this unit comes complete with a large in unit storage closet and an assigned covered parking stall for your convenience. With everything you need within walking distance and quick access to downtown this turnkey property is ready for quick possession.