



THE A-TEAM

RE/MAX FIRST

723 57 Avenue #305, Calgary T2V 4Z3

MLS® #: A2159617 Area: Windsor Park Listing: 08/30/24 List Price: \$219,900
Status: Pending County: Calgary Change: -\$5k, 13-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1982

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 655
Low Sqft:
Ttl Sqft: 655

Assigned, Underground

DOM

95
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Membrane
Heating: Baseboard
Sewer:
Ext Feat: Balcony, Garden

Construction: Concrete, Stucco, Wood Frame, Wood Siding
Flooring: Carpet, Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Foyer, 4pc Bathroom, Dining Room, and Bedroom.

Legal/Tax/Financial

Condo Fee: \$400 Title: Fee Simple Zoning: M-C2
Fee Freq: Monthly

Legal Desc:

8211335

Remarks

Pub Rmks:

**Nestled in the serene neighborhood of Windsor Park, this one-bedroom condo represents the pinnacle of comfort and convenience for those aged 40 and above. The unit was recently painted in February 2023 and boasts a series of recent upgrades. The condo's bathroom improvements include a new toilet installed in September 2022 and a tub that has been re-glazed to perfection in February 2023. The kitchen has been enhanced with a new light fixture installed in February 2023, adding a touch of elegance to the culinary space. Appliance upgrades are not short of premium quality, with a stacked washer/dryer set from November 2019, a refrigerator from October 2019, a dishwasher from October 2022, and a new OTR microwave from March 2023. This third-floor home is a sanctuary of peace and natural light, thanks to a good-sized balcony that invites the outdoors in. The unit features a generous living room, ensuite laundry, and a galley style kitchen with ample cupboard space, making it an ideal retreat for relaxation and entertainment. Location is paramount, and this condo does not disappoint. It is situated within walking distance to Chinook Mall, mere minutes from the Chinook LRT station, ensuring that all amenities are within easy reach. Despite its central location, this home remains insulated from the hustle and bustle, offering a quiet escape from the city's throes. Residents will appreciate the elevator, the secure heated underground parking stall and the presence of numerous security cameras throughout the well-maintained building. The addition of a Canada Post mailbox inside each lobby, alongside suite mailboxes, adds another layer of convenience for all. For those seeking a blend of tranquility and accessibility, look no further than this charming apartment in Windsor Park.**

Inclusions:

**None**

Property Listed By:

**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





