

**515 57 Avenue #210, Calgary T2V 0H3**

MLS®#: **A2168761**      Area: **Windsor Park**      Listing **09/27/24**      List Price: **\$234,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 14-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1971**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**54**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Alley Access,Asphalt,Assigned,Plug-In,Stall**

Utilities and Features

Roof:  
 Heating: **Boiler**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick,Concrete,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7' 5" x 8' 7"	Bedroom - Primary	Main	13' 9" x 10' 11"
Kitchen	Main	14' 11" x 7' 3"	Living Room	Main	12' 3" x 15' 9"
Foyer	Main	3' 8" x 7' 9"			

Legal/Tax/Financial

Condo Fee: **\$362**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

**Monthly**

Legal Desc: **0710377**

Remarks

Pub Rmks: **Discover an incredible opportunity to own this beautifully updated, turnkey apartment in the highly desirable Windsor Park neighbourhood. This 1-bedroom, 1-bathroom unit is ideal for those seeking convenience, style, and functionality. The spacious open-concept floor plan seamlessly connects each area, creating a versatile and inviting space for everyday living. The kitchen has been thoughtfully refreshed with updated countertops, a modern double sink complete with a garburator, and extended cabinetry, along with the addition of a breakfast bar, pantry, and pot drawers to maximize storage and utility. From the kitchen, move effortlessly into the large living room, offering plenty of space for comfortable seating and entertainment. The living area is brightened by soft natural light filtering through the patio doors, creating a warm and welcoming environment. Step out from the living room onto the balcony, which is shaded by a beautiful mature tree, providing a cozy and private outdoor space perfect for relaxing or enjoying some fresh air. The generously sized bedroom features ample space for all your furnishings, making it an ideal retreat. The bathroom features a vanity with extra storage, providing both functionality and a fresh, clean look. Additional convenience is provided by the in-suite laundry room, or you can take advantage of the coin-operated laundry on the basement floor. An assigned parking spot is located in an outdoor lot equipped with a plug-in for your vehicle. With low condo fees and a pet-friendly policy (with board approval), this unit has everything you need for comfortable urban living. Situated within walking distance of Chinook Mall, this condo offers unparalleled access to a variety of amenities, including shopping, dining, movie theatres, Home Depot, the C-Train, and public transit options. Enjoy the best of city living with everything you need just steps away. This stunning apartment won't last long—short possession is available! Check out the virtual tour in the links and contact us today to schedule a viewing and make this exceptional property your new home.**

Inclusions: **3 bar stools**  
Property Listed By: **RE/MAX First**

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





















