



THE
A-TEAM

**RE/MAX
FIRST**

635 57 Avenue #107, Calgary T2V 0H5

MLS® #: **A2170479**

Area: **Windsor Park**

Listing Date: **10/03/24**

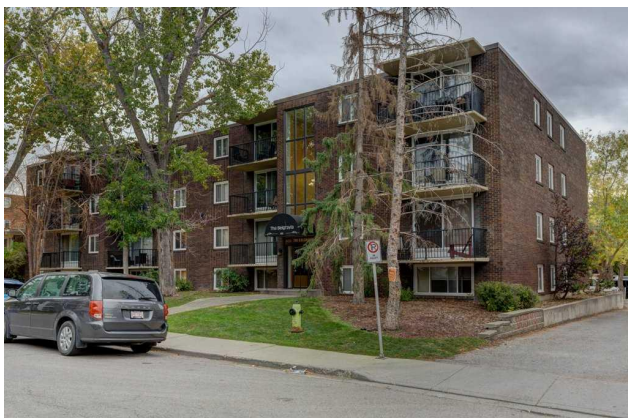
List Price: **\$169,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **508**
Low Sqft:
Ttl Sqft: **508**

Assigned,Stall

DOM

49

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane,Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`0" x 13`10"	Living Room	Main	10`5" x 17`2"
Kitchen	Main	7`1" x 8`11"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$360

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **8211503**

Remarks

Pub Rmks: **ATTENTION INVESTORS, BUYER'S & FOR FIRST TIME CONDO OWNER'S. This one-bedroom condo has already been updated and is move-in ready. Located in an affordable, quiet, concrete building close to all amenities! This is a great end unit with no neighbors on either side! Laundry room is next door and quick access out the back of the building to your parking stall. Secure building with video surveillance, intercom system and Walking distance to Chinook mall and public transportation. PETS ALLOWED! Heat, Water and Parking are all included in the \$359 Condo Fee.**

Inclusions: **N/A**

Property Listed By: **URBAN-REALTY.ca**

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







107-635 57 Ave SW, Calgary, AB

Main Floor Interior Area: 508.62 sq ft



PREPARED: 2024.10.03



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.