



THE
A-TEAM

**RE/MAX
FIRST**

521 57 Avenue #205, Calgary T2V 4N5

MLS® #: **A2172731** Area: **Windsor Park** Listing Date: **10/11/24** List Price: **\$265,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Off Street, See Remarks, Underground

Finished Floor Area

Abv Sqft: **1,004**
 Low Sqft:
 Ttl Sqft: **1,004**

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings**
 Int Feat: **Laminate Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`10" x 12`1"
Dining Room	Main	10`4" x 9`10"
Walk-In Closet	Main	5`9" x 5`2"
4pc Bathroom	Main	8`10" x 5`0"
Foyer	Main	10`8" x 3`5"

Room	Level	Dimensions
Eat in Kitchen	Main	10`0" x 9`10"
Bedroom - Primary	Main	14`2" x 10`11"
Bedroom	Main	12`0" x 9`5"
Storage	Main	8`7" x 5`9"

Legal/Tax/Financial

Condo Fee: **\$555** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**

Legal Desc: 7710418

Remarks

Pub Rmks: Conveniently located just 2 blocks from Chinook Centre, this unit has over 1000 square feet and has many brand-new updates including all new flooring, new paint throughout, a refinished bathtub and more. "Chinook Manor" offers peaceful living for those 40+ in a quiet amenity rich five storey concrete building with an elevator. Inside this second-floor residence the brand-new vinyl plank flooring and spotless fresh painted white walls offer a feeling of new and modern. The large eat in kitchen has white painted cabinets in abundance, plenty of counter space and new tile flooring. There is also a dining area outside the kitchen and a large living area with many possible seating arrangements. There is a large balcony off the living area and its huge patio door. The two newly re-carpeted bedrooms are both quite generous, with the primary offering a walk-in closet. The shared bath shows off a newer vanity, new tile and a newly refinished tub enclosure. A large storage area allows for even more in suite storage. Despite hook-ups in the suite there is no laundry machines allowed in the unit. No problem as there is a shared laundry in the amenity area. Extra storage is no problem with a large storage locker in the basement amenity area. A fitness room, billiard room, social room and workshop round out the activity areas that this community minded building offers. Indoor parking is available for \$45 per month (subject to availability) with additional outdoor and street parking also there. Unfortunately for those of you with fur babies there are no pets allowed in this building. With a relatively low condo fee of \$555 per month and all this to offer at a low price, there is fantastic value here. Come and see for yourself today!

Inclusions: None
Property Listed By: Coldwell Banker Home Smart Real Estate

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

205, 521 57 AVENUE SW
MARKET VALUE (MAY - 1995) \$4,961,000 / \$1.24 / SF
TOTAL ABOVE GRADE FMS SIZE - 1005.84 Sq Ft / 93.24 SF









