



THE
A-TEAM

**RE/MAX
FIRST**

515 57 Avenue #404, Calgary T2V 0H3

MLS® #: **A2177597**

Area: **Windsor Park**

Listing Date: **11/11/24**

List Price: **\$245,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1971**

Finished Floor Area

Abv Sqft: **636**
Low Sqft:
Ttl Sqft: **636**

DOM

9

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Carport,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Recessed Lighting,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	10`11" x 13`7"
Kitchen	Main	7`10" x 14`6"	Living Room	Main	15`7" x 13`5"

Legal/Tax/Financial

Condo Fee:
\$368

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

Zoning:
M-C2

Legal Desc:

0710377

Remarks

Pub Rmks:

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.

Inclusions:

None

Property Listed By:

RE/MAX First

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





