501 57 Avenue #403, Calgary T2V 0H3

MLS®#:	**A2182929**	Area:	**Windsor Park**	Listing Date:	**12/10/24**	List Price: **$229,888**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1970**

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Stall**

Finished Floor Area
Abv Sqft: **509**
Low Sqft:
Ttl Sqft: **509**

DOM
11

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

Parking
Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:		Construction:
Heating: **Baseboard**		**Brick,Concrete**
Sewer:		Flooring:
Ext Feat: **Balcony**		**Laminate,Tile**
		Water Source:
		Fnd/Bsmt:
Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer**		
Int Feat: **Granite Counters,No Smoking Home,Open Floorplan**		
Utilities:		

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**11`8" x 11`0"**	**Kitchen**	**Main**	**13`4" x 7`9"**
Dining Room	**Main**	**10`4" x 5`6"**	**Bedroom - Primary**	**Main**	**11`8" x 10`6"**
4pc Bathroom	**Main**	**7`10" x 6`9"**	**Foyer**	**Main**	**9`6" x 3`3"**

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
$376	**Fee Simple**	**M-C2**
	Fee Freq:	

Legal Desc:	**0512818**

Remarks

Pub Rmks:	**Buying as an investment or just decided not to pay rent anymore???-Well, This is perfect for you !!! -Come to view this TOP FLOOR 1 BEDROOM SOUTH FACING CONDO in a solid brick /concrete building. This unit features an open floor plan with recent beautiful renovations as-new floor, new paint, new bathroom, doors, fabulous kitchen with tons of counter space, stainless appliances, full height cabinets, bright living room, large bedroom with good size closet, south balcony, parking assigned stall. FURNITURE INCLUDED-you just have to move -in! With walking distance to Chinook Mall and public transit, this unit definitely is a great investment, MAKE THE MOVE!!!**
Inclusions:	**N/A**
Property Listed By:	**First Place Realty**

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