



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**635 57 Avenue #206, Calgary T2V 0H5**

MLS®#: **A2185865**

Area: **Windsor Park**

Listing Date: **01/16/25**

List Price: **\$215,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1996**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **500**  
Low Sqft:  
Ttl Sqft: **500**

DOM

**6**  
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: **Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator**  
Int Feat: **Open Floorplan,Storage,Wood Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 6`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`5" x 11`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`2" x 4`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 7`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$393**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: 8211503

Remarks

Pub Rmks: **This 1-bedroom, 1-bathroom condo offers a fantastic opportunity for first-time homebuyers, young professionals, or investors looking for a rental property. Conveniently located close to downtown, Chinook Centre, the LRT, Macleod Trail, and Elbow Drive, this unit provides easy access to everything you need. The open-concept living space is perfect for hosting, while the kitchen features stainless steel appliances, wood countertops, and plenty of storage. The spacious primary bedroom includes an oversized closet, and the private balcony is a great spot to enjoy your morning coffee. Additional features include in-suite laundry, assigned parking, and a pet-friendly building (with board approval). This unit is Move-in ready and waiting for you! Schedule your showing today!**

Inclusions: N/A  
Property Listed By: Real Broker

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





