

501 57 Avenue #201, Calgary T2V 0H3

MLS®#: **A2190096** Area: **Windsor Park** Listing Date: **01/24/25** List Price: **\$284,900**
 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: **Covered,Stall**

Finished Floor Area

Abv Sqft: **814**
 Low Sqft:
 Ttl Sqft: **814**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	8`10" x 7`2"
Living Room	Main	19`6" x 11`6"	Bedroom - Primary	Main	11`4" x 14`0"
Bedroom	Main	10`10" x 10`2"	Foyer	Main	6`11" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$538** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 0512818

Remarks

Pub Rmks: **This updated 2-bedroom, 1-bathroom condo in Windsor Park, offers a combination of space, modern finishes, a prime location, and great value. The concrete-constructed building ensures soundproofing and durability, while the unit features an open-concept design connecting the kitchen, dining, and large living room. The kitchen includes granite countertops, stainless steel appliances, and ample cabinetry. In addition to the convenience of in-suit laundry, another highlight is the fact that the primary bedroom is quite large, and the second bedroom is a good size. Recent updates include new laminate flooring and fresh paint throughout. The south-facing balcony provides natural light and a comfortable space to relax or entertain. Situated in Windsor Park, this home is steps away from Chinook Centre, offering a variety of shopping, dining, and entertainment options. The neighbourhood also features nearby parks, walking paths, and convenient access to public transit and major roadways, making it an excellent choice for commuters. This is an excellent opportunity to own a 2 bedroom condo in one of Calgary's central neighbourhoods, for under \$300,000.**

Inclusions: N/A
Property Listed By: RE/MAX First

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