



THE
A-TEAM

**RE/MAX
FIRST**

732 57 Avenue #406, Calgary T2V 0H4

MLS® #: **A2197644**

Area: **Windsor Park**

Listing Date: **03/01/25**

List Price: **\$249,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **781**
Low Sqft:
Ttl Sqft: **781**

DOM

35
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Covered, Parkade

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Cedar, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`9" x 11`1"	Kitchen	Main	11`11" x 5`5"
Dining Room	Main	11`1" x 8`9"	Foyer	Main	5`6" x 4`10"
Laundry	Main	9`8" x 5`5"	Balcony	Main	6`3" x 15`9"
Bedroom - Primary	Main	14`4" x 9`0"	Bedroom	Main	14`4" x 7`9"
5pc Bathroom	Main	4`10" x 12`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$542

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: 9913043

Remarks

Pub Rmks: **Top Floor! Upgraded 2 bedroom apartment. Amazing Location! Affordable! Come check out this large apartment in the alluring community of Windsor Park! Family friendly community, only minutes away from Chinook Mall, Glenmore Reservoir and Glenmore Park! Easy access to downtown and major routes. This well cared for apartment is located on the top floor of a quiet building. Large living space, and spacious bedrooms. Everything inside has been updated. Pet friendly! Only a short walk to many great amenities the city has to offer, such as the Elbow River, Britannia Plaza, schools and Chinook Mall! Perfect for first time buyers and investors!**

Inclusions: N/A
Property Listed By: **MaxWell Capital Realty**

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







