



THE
A-TEAM

**RE/MAX
FIRST**

635 57 Avenue #204, Calgary T2V 0H5

MLS® #: **A2205572**

Area: **Windsor Park**

Listing Date: **03/27/25**

List Price: **\$179,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **501**
Low Sqft:
Ttl Sqft: **501**

DOM

9
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**
Int Feat: **Laminate Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$393**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **8211503**

Remarks

Pub Rmks:

Walking Distance to Chinook Mall | Easy Transit Access | 1 Bedroom | 1 Bathroom | 2nd Level Apartment | Balcony | Assigned Parking Stall | Common Area Laundry. This 1 bed 1 bath apartment is a great property for a first time home buyer or investor! A 10 minute walk to CF Chinook Centre, bus and train transit! This apartment is centrally located making it easy to get to any part of the city! This 2nd floor unit is North facing with a private balcony to enjoy in the summer months. The open floor plan living and dining space is great for natural light. The kitchen is finished with laminate countertops, wood cabinets and white appliances. The bedroom has closet storage. Across from the bedroom is a 4pc bath with an extended vanity. The unit is in a secure entry building with a common area card operated laundry. The low condo fee includes heat water, trash, parking and professional management. Hurry and book your showing today!

Inclusions:

N/A

Property Listed By:

RE/MAX Crown

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





