



GRASSROOTS
REALTY GROUP

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215, 723 57 Avenue SW
Calgary, Alberta

MLS # A2304769



\$200,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

40+ Adult Living | Affordable, Convenient & Move-In Ready Whether you're looking for an affordable age-appropriate home, downsizing, or adding a solid investment property to your portfolio, this spacious 2-bedroom, 1-bathroom unit offers exceptional value in a prime southwest Calgary location. This bright and functional suite features a generous open living area that flows onto a sunny south-facing patio, creating the perfect space to relax and enjoy easy everyday living. The thoughtfully designed layout includes two well-sized bedrooms, a full 4-piece bathroom, and plenty of comfortable living space. Enjoy the convenience of secure underground parking in this well-managed 40+ adult-oriented building, complete with a social room and a healthy reserve fund for added peace of mind. Perfectly situated between the prestigious Calgary Golf & Country Club and CF Chinook Centre, this desirable location offers quick access to downtown, shopping, dining, transit, and all everyday amenities. Whether you're searching for your next home or a smart investment opportunity, this is an excellent chance to own in one of southwest Calgary's most convenient locations.