



GRASSROOTS
REALTY GROUP

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309, 723 57 Avenue SW
Calgary, Alberta

MLS # A2314117



\$235,000

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Experience exceptional inner-city living in this beautifully updated 2-bedroom condo featuring the rare bonus of TWO secure UNDERGROUND parking stalls. Located in the highly sought-after Windsor Point complex, this bright and inviting home offers an unbeatable location just minutes from Chinook Centre, restaurants, shopping, and everyday amenities. The thoughtfully designed layout includes two spacious bedrooms, a full bathroom, IN-SUITE LAUNDRY, a generous living room, formal dining area, and a functional kitchen complete. Enjoy abundant natural light from the SUNNY SOUTH exposure and relax on the large private south-facing balcony. Recent updates include newer windows and sliding doors, new bedroom laminate and RENOVATED washroom. Windsor Point is a well-managed 40+ ADULT LIVING complex offering secure access, underground parking, a social room, peaceful courtyard setting, and a welcoming community atmosphere. No pets or short-term rentals permitted, ensuring quiet enjoyment for residents.