



**GRASSROOTS**  
REALTY GROUP

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305, 635 57 Avenue SW  
Calgary, Alberta

MLS # A2334365



**\$189,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Windsor Park                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 509 sq.ft.                         | Age:   | 1967 (59 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

Heating: Hot Water

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: None

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Vinyl Windows, Wood Counters

Water: -

Sewer: -

Condo Fee: \$ 404

LLD: -

Zoning: M-C2 d29

Utilities: -

Inclusions: none

Very Affordable, bright, and move-in ready &mdash; this spotless 1-bedroom, 1-bathroom condo offers stylish urban living in the highly desirable community of Windsor Park. spotless 1-bedroom, 1-bathroom condo offers stylish urban living in the desirable community of Windsor Park. Featuring a functional open-concept layout, and a private balcony, this unit is ideal for first-time homebuyers, young professionals, or investors. Located just steps from Chinook Centre, public transit, and neighbourhood parks, you&rsquo;ll enjoy easy access to downtown Calgary, Macleod Trail, and Elbow Drive - making it a commuter&rsquo;s dream. Key Features: Bright open-concept living space; Spacious bedroom with ample closet space; Private balcony; Assigned parking stall with plug-in; Secure building with controlled access; Pet-friendly (dogs welcome with board approval); Recently refreshed common areas with new paint. This well-managed building offers peace of mind with secure entry, and the location can&rsquo;t be beat. Whether you&rsquo;re searching for a great place to live or a solid income-generating rental property, this unit delivers both comfort and value. Don&rsquo;t miss this opportunity, schedule your private showing today!