

**203, 521 57 Avenue SW**  
**Calgary, Alberta**

**MLS # A2217468**



**\$239,999**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Recreation Facilities, Walk-In Closet(s)		

**Inclusions:** Furniture is Negotiable

Welcome to Chinook Manor, a beautifully managed adult living community offering tranquility, friendly neighbours, and a vibrant sense of community. This updated 2 bedroom, 1 bathroom condo located on the second floor provides a low maintenance and low stress lifestyle! Step into the spacious, homey living room, where natural light floods the space, creating a warm and inviting atmosphere ideal for relaxation or entertaining. The living area seamlessly connects to a private balcony, perfect for enjoying morning coffee. Attached to the generous dining room, you'll find a tasteful and practical kitchen with plenty of storage! The primary bedroom features a walk-in closet, offering ample storage, while the second bedroom provides flexibility for guests, an office, or hobbies. This condo also boasts the largest storage unit in the building, ensuring plenty of space for your belongings. Owners have the option to opt in to assigned parking in the secure, underground lot. Residents of Chinook Manor enjoy exclusive access to plenty of amenities, including a party room, billiards room, gym, office, and workshop, fostering a lifestyle of leisure and connection. Don't miss out on happy hour in the party room! With its quiet ambiance, well-maintained building, and prime location, this Chinook Manor condo is a rare find for those seeking refined, low-maintenance living. You simply will not find a nicer unit, and building, for this price! Schedule your private tour today to experience this exceptional home!