

**104, 723 57 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212800**



**\$334,888**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Windsor Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,141 sq.ft.                       | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 723 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame, Wood Siding   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Step into style and comfort with this oversized 1,140 SqFt beautifully renovated 2-bedroom, 2-bathroom condo in the sought-after community of Windsor Park. This is a Adult Living (40+ years) building. Every inch of this unit has been upgraded &mdash; including a brand new kitchen, quartz countertops, modern bathrooms, new appliances, flooring, casings, doors, fresh paint, and much more! The spacious layout features a bright open-concept living area, while the primary bedroom includes a full ensuite with a walk-in shower. This unit comes with one underground parking stall and offers unbeatable walkability &mdash; just a short stroll to Chinook Centre, grocery stores, major banks, restaurants, and the Elbow River. Perfect for downsizers or investors looking for a move-in-ready unit in a well-established area. Don&rsquo;t miss your chance to own a like-new condo in one of Calgary&rsquo;s most convenient inner-city locations!