

302, 736 57 Avenue SW
Calgary, Alberta

MLS # A2215806



\$339,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this fantastic condo in an unbeatable location, just steps from all amenities including Chinook Centre, beautiful parks, schools, walking paths, public transit, and Rocky View Hospital. Commuting is easy with quick access to Glenmore Trail, which connects seamlessly to both Deerfoot and Stoney Trail. With over 900 sq ft of well-designed living space, this spacious unit features two bedrooms and two full bathrooms. Upon entry, you'll find a generous landing with ample closet space, leading into an open-concept layout that connects the living, kitchen, and dining areas. The kitchen stands out with granite countertops, stainless steel appliances, and modern cabinetry. It also includes a stylish L-shaped island with an eating bar, perfect for casual meals or entertaining. The dishwasher and microwave have been recently updated for added convenience. The large living room offers plenty of space to accommodate a variety of furniture layouts. The expansive balcony, accessible from both the kitchen and living area. The master bedroom fits a king-sized bed and includes a walk-in closet and a 4-piece ensuite with granite countertops. A second bedroom and 3-piece bathroom offer additional space, ideal for guests or a home office. Additional features include a separate laundry room with extra storage and a stacking washer/dryer, in-floor heating for year-round comfort, and titled underground parking. Condo fees include everything except electricity, offering exceptional value in a prime location.