



CORY PELCHAT
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408, 723 57 Avenue SW
Calgary, Alberta

MLS # A2278441



\$189,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	622 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		

Inclusions: N/A

UNDERGROUND PARKING | 2 ELEVATORS | WELL-MAINTAINED BUILDING This 1 bedroom home offers incredible value with a bright, functional layout. The spacious kitchen features a generous amount of counter space, ample cabinetry, a refrigerator, and a peek-a-boo opening to the living room for an open-concept feel. The large dining area is perfect for entertaining and flows seamlessly into the spacious living room, which opens onto a quiet north facing balcony. The condo is completed with a good sized bedroom and closet, 4-Piece Bathroom, and in-suite Storage/Laundry Room. Parking is a breeze with heated underground parking plus free street parking right out front. This well-managed, 40+ building offers a social room, a healthy reserve fund, and a strong sense of community among residents, and pet free. Enjoy the unbeatable location, walking distance to Chinook C-Train Station, Chinook Mall, Glenmore Reservoir, and a wide range of amenities, including groceries, restaurants, and a movie theatre. With quick access to Glenmore Trail, Elbow Drive, Macleod Trail, and downtown, commuting and daily errands are effortless. Make this your next home or a Revenue Property.