

# \$234,000 - 302, 635 57 Avenue Sw, Calgary

MLS® #A2203696

**\$234,000**

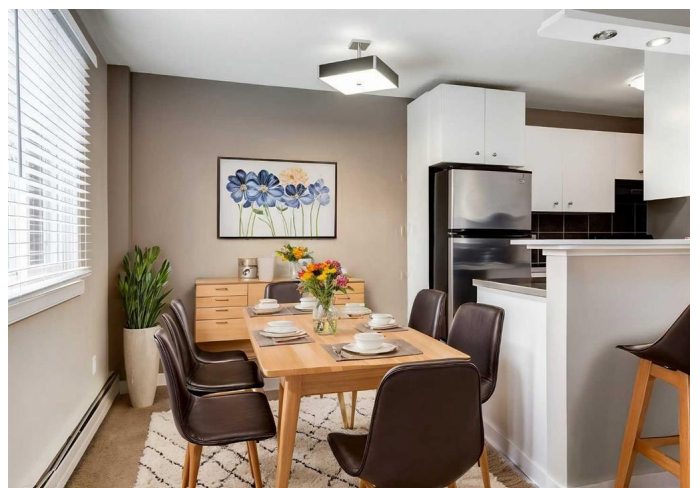
2 Bedroom, 1.00 Bathroom, 835 sqft  
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Welcome to this spacious 2-bedroom, 1-bathroom condo in the desirable SW community of Windsor Park. This charming unit is move-in ready, offering a perfect blend of comfort and convenience. As you enter, you'll be greeted by a welcoming foyer and a generous in-unit storage room. The home features newer vinyl windows throughout, with a sliding door in the living room leading to your private balcony. The kitchen flows effortlessly into the dining area, which is open to the expansive living room, perfect for entertaining. Down the hall, you'll find two generously sized bedrooms, with the bathroom conveniently located near the entry. Ideally located between Elbow Drive, Macleod Trail, and Glenmore Trail, this condo provides quick access to major routes and easy commutes across the city. Enjoy a short walk to the upscale and eclectic Britannia Plaza, Lina's Italian Market, the Britannia off-leash dog park, Chinook Mall, and public transit. This pet-friendly building offers a secure mailroom, 24-hour surveillance, and plenty of laundry facilities. This well-managed complex features no post-tension cables, and your assigned parking stall with a convenient plug-in, perfect for those colder days. Book your showing today and imagine the possibilities.

Built in 1969

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2203696          |
| Price          | \$234,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 835               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 302, 635 57 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0H5               |

### **Amenities**

|                |                |
|----------------|----------------|
| Amenities      | None           |
| Parking Spaces | 1              |
| Parking        | Stall, Plug-In |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator                             |
| Heating           | Baseboard, Hot Water   |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Roof              | Flat Torch Membrane |
| Construction      | Brick, Concrete     |

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 35

Zoning M-C2

## **Listing Details**

Listing Office eXp Realty

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