

780-380-6207
meghan@meghanrobinson.net

107, 723 57 Avenue SW
Calgary, Alberta

MLS # A2226879



\$229,900

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	0.13 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Membrane
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	\$ 514
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: Fob

Welcome to Windsor Point, a well-maintained 40+ adult living building in the heart of sought-after Windsor Park. This main floor, south-facing 2-bedroom, 1-bathroom unit offers comfort, convenience, and a refreshed interior. The spacious living room easily accommodates full-sized furniture, with fresh paint throughout, professionally shampooed carpets, and new 4" baseboards adding a clean, updated touch. The galley-style kitchen features full-height cabinets, while the primary bedroom includes a walkthrough closet that offers private access to the main 4-piece bathroom, creating a convenient cheater ensuite. The second bedroom includes both a standard door and French doors overlooking the living room—ideal for a guest room, office, or flex space. Sliding patio doors open to a quiet green space at the rear of the building, perfect for relaxing outdoors. Additional features include in-suite laundry, vacuflow system, in-suite storage, and one underground heated, secure, assigned parking stall #59. Enjoy peace of mind with secure building access and a vibrant social room for cards, puzzles, luncheons, and holiday events. Postal delivery on site. This pet-free building offers a low-maintenance lifestyle just minutes from Chinook Centre, transit, restaurants, golf, and more.