

# \$229,900 - 308, 507 57 Avenue, Calgary

MLS® #A2260430

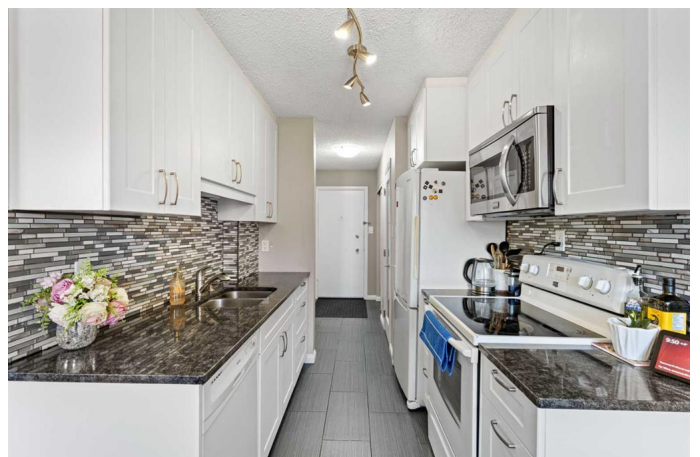
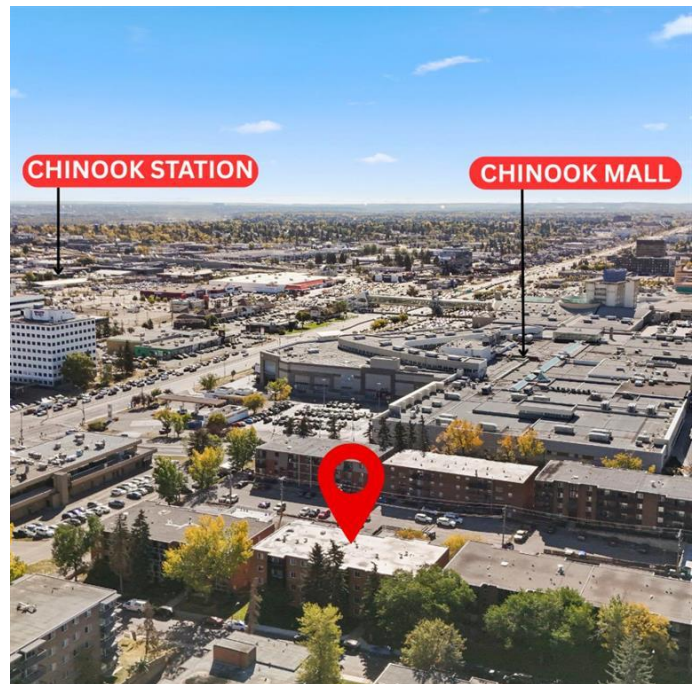
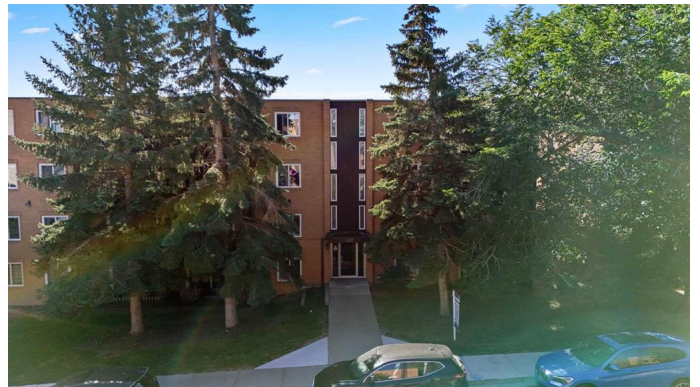
**\$229,900**

2 Bedroom, 1.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

This well-kept third-floor corner unit offers 839 sq. ft. of thoughtfully designed living space, featuring two spacious bedrooms, a modern 4-piece bathroom, private balcony and an inviting, open layout that feels bright, airy, and comfortable. Upgraded finishes include granite countertops, tile backsplashes, and sleek white cabinetry in both the kitchen and bathroom. The bathroom is also complete with a tile-surround tub to complete the space. Flooring includes tile in the entryway, kitchen, and bathroom, with durable laminate flowing through the dining area, living room, and bedrooms. Additional conveniences include low condo fees that cover everything except electricity. You will find a versatile storage room at the entrance that can be used as a pantry, extra closet, or even converted into a laundry room, with plumbing nearby. This well-maintained building adds exceptional long-term value with major upgrades already completed. Vinyl windows and doors (2016-17), a new roof (2021), and a new boiler installed in August 2024 remove uncertainty about major future costs. The property is overseen by a proactive and well-managed condo board that prioritizes upkeep and financial sustainability for its owners. For your vehicle we have an assigned parking stall under a covered carport or if you don't feel like driving, the location is unbeatable. Just steps from Chinook Mall and the Chinook LRT Station, you'll enjoy fast access to downtown with a 13-minute train



ride, running every 10 minutes. You're also minutes from a wide variety of shopping, restaurants, and services along MacLeod Trail, making this condo the perfect combination of comfort, convenience, and value. Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready condo offers the perfect balance of comfort, modern upgrades, prime location, and long-term value in a highly sought-after location.

Built in 1970

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260430          |
| Price          | \$229,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 839               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 308, 507 57 Avenue |
| Subdivision | Windsor Park       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2V0H3             |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry, Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                           |
| Parking        | Carport, Stall                                              |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Pantry, Storage           |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Window Coverings |
| Heating           | Baseboard, Boiler                                            |
| Cooling           | None                                                         |
| # of Stories      | 4                                                            |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Uncovered Courtyard |
| Construction      | Brick, Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 35                |
| Zoning         | M-C2              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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