

# \$230,000 - 205, 521 57 Avenue Sw, Calgary

MLS® #A2185490

**\$230,000**

2 Bedroom, 1.00 Bathroom, 1,004 sqft  
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

Tired of looking at tiny spaces that are just too hard to downsize to? Quiet, 40+ age restricted living can be yours in Chinook Manor, a well-managed and maintained five storey concrete building, with elevator, that is only a couple of blocks from Chinook Center. The spacious two-bedroom unit offers over 1000 square feet of living space and literally needs no work. Just move in and enjoy. There is fresh and modern white paint throughout along all brand-new vinyl plank, tile and carpet flooring. The shared bath has a new vanity, a bathtub enclosure that was just refinished and sparkles like it was brand new and even provides a new shower head. There are also several new fixtures throughout the unit, and a brand-new range hood. In unit there is a decent amount of storage with an in-unit storage room, several large closets including a walk-in in the primary bedroom, and a separate assigned storage room locker that is quite generous compared to most of them out there. This amenity rich building offers a social room, billiard room, fitness room, laundry room and workshop. The available underground parking is an option, subject to availability, over and above the building's included surface parking and abundant on-street parking that is available. There is a strict no-pet policy here and respectable condo fees of \$587 per month.

Built in 1976



## Essential Information

MLS® #	A2185490
Price	\$230,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,004
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	205, 521 57 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4N5

## Amenities

Amenities	Visitor Parking, Coin Laundry, Elevator(s), Fitness Center, Party Room, Recreation Room, Storage, Workshop
Parking Spaces	1
Parking	Off Street, See Remarks, Underground

## Interior

Interior Features	Storage, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Stove, Range Hood
Heating	Baseboard
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony
Roof	Flat

Construction      Brick, Concrete

### **Additional Information**

Date Listed      January 5th, 2025

Days on Market      89

Zoning      M-C2

### **Listing Details**

Listing Office      Coldwell Banker Home Smart Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.