

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

MLS® #A2260430

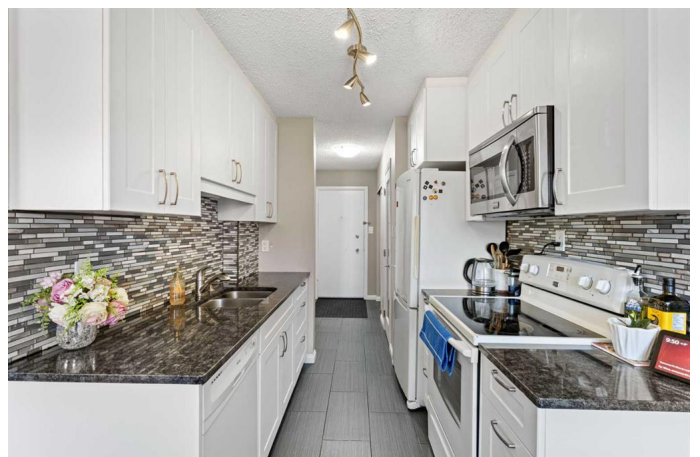
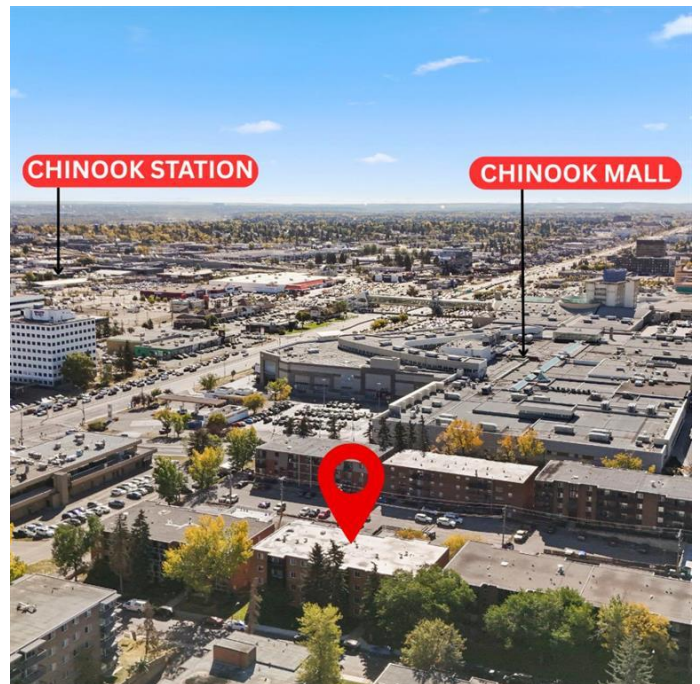
\$229,900

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	Stall, Carport

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	30
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.