

# \$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	Plug-In, Stall

### 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	92
Zoning	M-C2

**Listing Details**

Listing Office	eXp Realty
----------------	------------

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.