

306, 635 57 Avenue SW  
Calgary, Alberta

MLS # A2221308

**\$199,900**

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** Fold up dining table & chairs, media unit in living room

Welcome to Unit 306 in "The Belgravia", a well managed concrete construction building with low condo fees, nestled in the conveniently located Inner City community of Windsor Park. Just a few blocks away from Chinook Centre and shopping and amenities along Macleod Trail + with the LRT station, along with the Glenmore Reservoir Off Leash Dog Park, the Elbow River close by and only a 10 minute commute into Downtown. This updated 1 Bedroom, 1 Bathroom condo makes for comfortable, convenient, and affordable inner-city living. Includes an assigned parking stall.