

304, 736 57 Avenue SW  
Calgary, Alberta

MLS # A2199923

**\$349,790**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Windsor Park                                 |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                   |
| <b>Size:</b>     | 967 sq.ft.                                   | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Fan Coil  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 684 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | n/a   |                   |        |

PRICE IMPROVEMENT!! Amazing CORNER UNIT condo in the highly sought-after Windsor Park neighbourhood, where luxury and convenience come together. With over 950 SQUARE FEET of living space, this spacious, AIR CONDITIONED 2-BEDROOM, 2-BATHROOM condo offers the perfect blend of modern amenities and comfort, making it ideal for individuals, families, or roommates looking for an urban oasis. The OPEN-CONCEPT living room is bright and inviting. It features large windows on two sides that allow natural light to pour in, creating a warm and welcoming atmosphere. Relax by the cozy GAS FIREPLACE, or step outside through the sliding patio door to your MASSIVE PRIVATE PATIO—perfect for outdoor dining or enjoying the fresh air. The well-appointed kitchen is a dream, featuring dark wood cabinetry, sleek GRANITE COUNTERTOPS, and a full suite of STAINLESS STEEL APPLIANCES. The eating bar offers a convenient space for casual meals, making this kitchen functional and stylish. The unique SEPARATE DINING AREA, large enough for a full-size table, invites guests and family to linger and spend time in the heart of the home. A GARDEN DOOR directly off the kitchen to the patio offers easy access to a GAS HOOK-UP for your BBQ. The primary bedroom is your private retreat, complete with a spacious WALK-IN CLOSET and a luxurious FOUR-PIECE ENSUITE with heated floors. The second bedroom is generously sized and offers privacy and separation from the primary bedroom. It is located right next to the SECOND FULL BATHROOM—perfect for guests or roommates. This condo also offers peace of mind. Britannia Terrace is a well-maintained building featuring an UNDERGROUND HEATED GARAGE that provides direct access to the building and protects your vehicle from the

elements. Elevator access ensures convenience, and there is ample visitor parking for your guests. Security is a top priority, with secure entry doors, an intercom system, and security cameras. The location of this condo can't be beat. You're just minutes from downtown Calgary, with quick access to both work and play. Enjoy the excellent public transit options, and both Chinook Centre and Britannia Plaza are just a short walk away, offering a wide range of shopping, dining, and entertainment. The Elbow River Pathway and Glenmore Pathway systems are nearby for outdoor lovers, offering scenic views and beautiful trails for walking and cycling. Britannia Terrace is a pet-friendly building that welcomes your furry companions. The neighbourhood is family-friendly, with nearby playgrounds, parks, and green spaces. Don't miss the opportunity to own this beautiful condo in one of Calgary's most desirable communities. Contact your favorite realtor to arrange a private viewing and experience this incredible property in person!