

# \$229,900 - 107, 723 57 Avenue Sw, Calgary

MLS® #A2226879

**\$229,900**

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.13 Acres

Windsor Park, Calgary, Alberta

Welcome to Windsor Point, a well-maintained 40+ adult living building in the heart of sought-after Windsor Park. This main floor, south-facing 2-bedroom, 1-bathroom unit offers comfort, convenience, and a refreshed interior. The spacious living room easily accommodates full-sized furniture, with fresh paint throughout, professionally shampooed carpets, and new 4" baseboards adding a clean, updated touch. The galley-style kitchen features full-height cabinets, while the primary bedroom includes a walkthrough closet that offers private access to the main 4-piece ensuite. The second bedroom includes both a standard door and French doors overlooking the living room—ideal for a guest room, office, or flex space. Sliding patio doors open to a quiet green space at the rear of the building, perfect for relaxing outdoors. Additional features include in-suite laundry, vacuflo system, in-suite storage, and one underground heated, secure, assigned parking stall #59. Enjoy peace of mind with secure building access and a vibrant social room for cards, puzzles, luncheons, and holiday events. Postal delivery on site. This pet-free building offers a low-maintenance lifestyle just minutes from Chinook Centre, transit, restaurants, golf, and more.

Built in 1982

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2226879          |
| Price          | \$229,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 810               |
| Acres          | 0.13              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 107, 723 57 Avenue Sw |
| Subdivision | Windsor Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4Z3               |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Laundry, Party Room, Secured Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Assigned, Stall, Underground                                       |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Central Vacuum                                                 |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                         |
| Cooling           | None                                                           |
| # of Stories      | 4                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Courtyard          |
| Roof              | Membrane           |
| Construction      | Stucco, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | M-C2           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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