

# \$179,900 - 107, 635 57 Avenue Sw, Calgary

MLS® #A2191418

**\$179,900**

1 Bedroom, 1.00 Bathroom, 509 sqft  
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

CORNER UNIT WITH SOUTH WINDOWS. AWESOME PRICE! Ideal for a stylish rental condo. NEW IKEA KITCHEN: CABINETS, COUNTERS AND BACKSPLASH. Cabinets go to the ceiling for extra storage. Fully extendable drawers. (Change the colour of the doors at any time with IKEA's easy on/off door hinges.) SOUTH FACING BRIGHT WINDOW. Eating/serving counter is perfect for morning coffee or entertaining friends. Living room with built-in electric fireplace for the chilly winter nights. Massive SOUTH FACING SUNNY WINDOW. Ideal layout for living and entertaining. Bedroom with fresh paint, new mirror closet doors and easily fits a KING or QUEEN SIZED BED. EAST FACING WINDOW allows you to wake with the sun! Oversized closet. The bathroom has a newer tub and tile flooring. FRONT FOYER WITH DOUBLE OVERSIZED CLOSET, more storage in tower and awesome feature wall. Unit features NEW LIGHTING, NEW PAINT, NEW KITCHEN, LAMINATE FLOORS. FURNISHINGS NEGOTIABLE. Laundry room is right next door, or add a laundry machine into your unit. (Board allows it). PET FRIENDLY! LARGE DOGS WELCOME. Common hallways just refreshed with new paint. Parking space in the rear with plug in. Security system throughout the building keeps it safe and clean. Amazing location, close to transit and C-Train and a great home or rental property. Main floor unit makes for easy in and out (and unloading groceries.) This unit will not



last long! Available for a quick possession.  
(Low taxes- \$819, reasonable condo fee \$390  
and great cash flow at average rent of  
\$1600-\$1700/mo!)

Built in 1969

### **Essential Information**

MLS® #	A2191418
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	509
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	107, 635 57 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0H5

### **Amenities**

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Range, Refrigerator, Microwave Hood Fan
Heating	Baseboard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Flat Torch Membrane
Construction	Brick

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	43
Zoning	M-C2

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.