103 521 57 Avenue SW

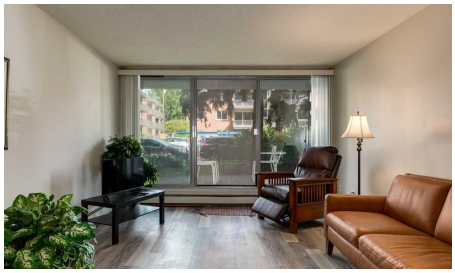
Calgary | Active | MLS® A2344617

$159,300









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1976**	**622 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Enjoy vibrant 40+ adult living in this updated 662 sq. ft. ground-floor condo located just minutes from Chinook Centre and the CTrain. Featuring stylish luxury vinyl plank flooring, the layout offers a large living room, dedicated dining space, and a spacious eat-in kitchen with a good amount of cabinets and counters. There is a large bedroom with built-in's in the closet and four piece bath. Step directly out to your private, fully fenced ground-level patio-an ideal space for outdoor relaxation with a larger patio than the south side of the building and the intense heat as there are no trees on the south side of the building. Perfect for a single person or retired couple that may winter elsewhere. With the amenities in the building there is lots of space for you to use outside of your own suite. There are lots of activities to participate in. Very LOW Condo Fees!
The financially healthy, pet-free complex offers rich social opportunities with a party room, fitness room, hobby/wood working room, Card room and library area, billiards room, and a large common laundry. Although there is no Laundry in the suite there is a huge laundry that you can spread out and clean everything in one pass. There is elevator right out the door. Secure assigned underground parking is available for just $50/month. Offering one of the lowest price point in Calgary's Southwest with seamless access to major transit and city routes, this unit presents unbeatable value.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344617
Bedrooms	1
Bathrooms	1
Year Built	1976
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	622 sq. ft.
Main Level Finished Area:	622 sq. ft.
Condo Fee:	$384.02
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	3
Year built:	1976 (Age: 50)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7710418
Heating:	Hot Water, Natural Gas
Basement:	Full, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Flat Torch Membrane
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Off Street, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Chinook Manor
Community:	Windsor Park
Amenities:	Coin Laundry, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Workshop
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Inclusions:	n/a
Restrictions:	Adult Living, Short Term Rentals Not Allowed
Pets Allowed:	No
Main Floor	Living/Dining Room Combination · 19'11" × 12'3" ·
Main Floor	Kitchen · 10'2" × 10'1" ·
Main Floor	Bedroom - Primary · 16'2" × 9'9" ·
Title to Land:	Fee Simple

Community Features:	Clubhouse, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters, No Smoking Home, Pantry
Exterior Features:	Balcony, None
Patio And Porch Features:	Patio
Num. of Parcels:	0
Outbuildings:	None
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-521-57-avenue-sw-calgary-a2344617/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.