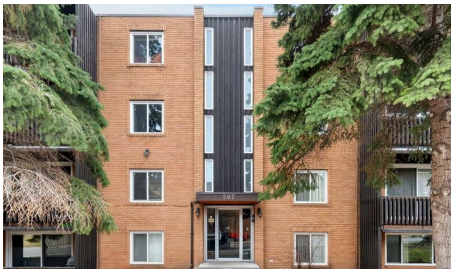
# 304 507 57 Avenue SW

Calgary | Active | MLS® A2355400

**$174,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **1970** | **669 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Realty Professionals

# A closer look

Welcome to this beautifully renovated Condo, where modern updates, comfortable living, and unbeatable convenience come together! This third-floor unit offers a bright, open-concept layout with stylish finishes throughout, making it an excellent opportunity for first-time buyers, professionals, or investors. Step inside to discover rich hardwood flooring, fresh paint throughout, and a thoughtfully updated kitchen featuring sleek quartz countertops, modern cabinetry, and stainless steel appliances. The kitchen, dining, and living areas create an inviting space perfect for everyday living or entertaining guests. The spacious primary bedroom offers a comfortable retreat, while the beautifully renovated bathroom showcases updated finishes and a modern design. Additional conveniences this unit has an included parking stall just step from the door. Step outside onto your private balcony overlooking a tree-lined street, the perfect setting to enjoy your morning coffee or unwind after a long day. LOCATION, LOCATION, LOCATION! Situated just minutes from Chinook Centre, the CTrain, and an incredible selection of restaurants, pubs, shopping, and everyday amenities, this property offers exceptional accessibility. With quick connections to Glenmore Trail, downtown Calgary, and nearby cycling routes, commuting and exploring the city couldn't be easier. Move-in ready and available for immediate possession, this beautifully updated condo delivers the perfect combination of style, functionality, and location. Don't miss your opportunity to call it home!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2355400 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 1970 |
| **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:** | 669 sq. ft. |
| **Main Level Finished Area:** | 669 sq. ft. |
| **Condo Fee:** | $403.00 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Floor Location:** | Other |
| **Entry Level:** | 3 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 1970 (Age: 56) |
| **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:** | 0710131 |
| **Heating:** | Baseboard, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Wood Frame, Wood Siding |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Tar/Gravel |

| | |
|---|---|
| **Ensuite:** | No |
| **Flooring:** | Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Windsor Park |
| **Amenities:** | Coin Laundry |
| **Appliances:** | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Cats OK |
| **Main Floor** | Kitchen · 8'2" × 7'11" · |
| **Main Floor** | Dining Room · 8'2" × 6'8" · |
| **Main Floor** | Living Room · 19'11" × 11'7" · |
| **Main Floor** | Bedroom · 15'11" × 12'2" · |
| **Main Floor** | Balcony · 13' × 4'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths |
| **Interior Features:** | No Smoking Home |
| **Exterior Features:** | None |

| | |
|---|---|
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C2 |
| **Listed Date:** | Oct 28, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-507-57-avenue-sw-calgary-a2355400/

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

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