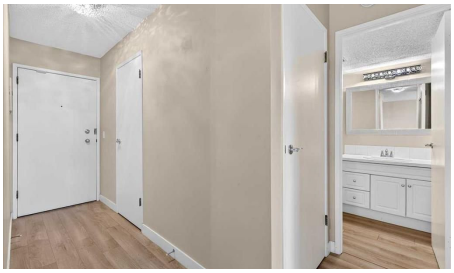
306 521 57 Avenue SW

Calgary | Active | MLS® A2356548

$209,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1976**	**988.06 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

WELCOME HOME TO CHINOOK MANOR | Impeccably cared for and flooded with natural light, this charming two-bedroom apartment offers the ideal mix of low-maintenance living, comfort, and unbeatable inner-city convenience. Step inside to find a beautifully maintained layout featuring stylish, durable laminate flooring throughout and a bright living space framed by large windows that fill the home with warmth and sun. Cooking and entertaining are a breeze in the functional kitchen equipped with modern stainless steel appliances. Added home conveniences include an in-suite all-in-one washer/dryer, an expansive dedicated storage area, and a private balcony perfect for relaxing outdoors.

Living at Chinook Manor means enjoying an exceptional lifestyle both inside the building and throughout the surrounding community. Residents benefit from an incredible lineup of shared amenities, including a fully equipped gym, a dedicated hobby room, a social billiards room, a games room and library, and additional full-sized building laundry facilities.

Location is everything, and this property puts Calgary's best amenities right outside your doorstep. You are just steps away from world-class shopping, dining, and entertainment at Chinook Centre, with easy access to boutique shops at Britannia Plaza and outdoor recreation along the Elbow River pathways, Sandy Beach, and Stanley Park. Commuting across the city is effortless thanks to nearby access to Macleod Trail, Glenmore Trail, and the Chinook CTrain station. Pride of ownership shines throughout this move-in-ready unit in a well-managed building, making it the perfect choice for first-time buyers, downsizers, or investors

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356548
Bedrooms	2
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:	988.06 sq. ft.
Main Level Finished Area:	988.06 sq. ft.
Condo Fee:	$588.22
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7710418
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete

Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Enclosed, Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, In Unit, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Chinook Manor
Community:	Windsor Park
Amenities:	Elevator(s), Fitness Center, Laundry, Party Room, Recreation Facilities, Storage, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Inclusions:	Dishwasher, Electric Stove, Refrigerator, Window Coverings, garage control
Restrictions:	Pets Not Allowed
Pets Allowed:	No
Main Floor	Living Room · 16'9" × 12'2" ·
Main Floor	Kitchen · 9'9" × 9'2" ·
Main Floor	Dining Room · 9'11" × 9'11" ·
Main Floor	Bedroom - Primary · 14'1" × 10'11" ·
Main Floor	Bedroom · 11'11" × 9'5" ·

Main Floor	Foyer · 10'4" × 3'5" ·
Main Floor	Balcony · 13'6" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-521-57-avenue-sw-calgary-a2356548/

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