

# \$339,900 - 302, 736 57 Avenue Sw, Calgary

MLS® #A2215806

**\$339,900**

2 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

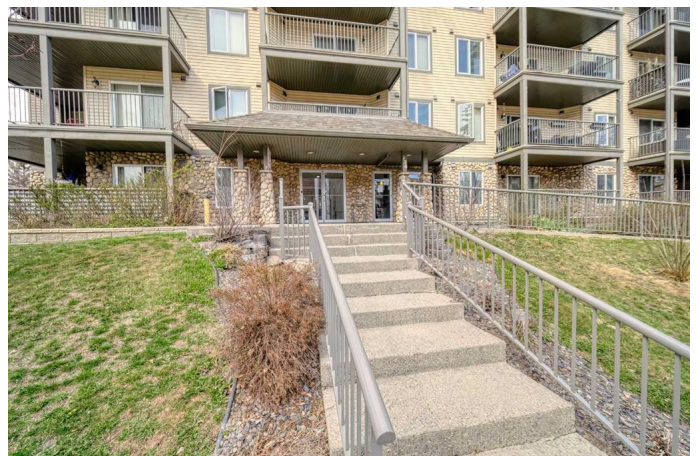
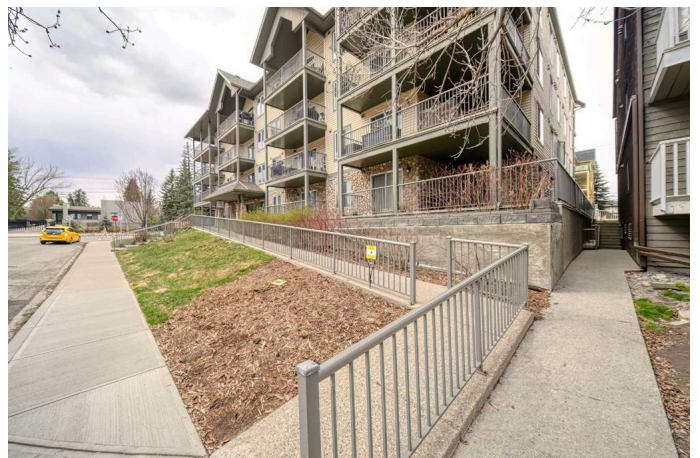
Welcome to this fantastic condo in an unbeatable location, just steps from all amenities including Chinook Centre, beautiful parks, schools, walking paths, public transit, and Rocky View Hospital. Commuting is easy with quick access to Glenmore Trail, which connects seamlessly to both Deerfoot and Stoney Trail.

With over 900 sq ft of well-designed living space, this spacious unit features two bedrooms and two full bathrooms. Upon entry, you'll find a generous landing with ample closet space, leading into an open-concept layout that connects the living, kitchen, and dining areas.

The kitchen stands out with granite countertops, stainless steel appliances, and modern cabinetry. It also includes a stylish L-shaped island with an eating bar, perfect for casual meals or entertaining. The dishwasher and microwave have been recently updated for added convenience.

The large living room offers plenty of space to accommodate a variety of furniture layouts. The expansive balcony, accessible from both the kitchen and living area.

The master bedroom fits a king-sized bed and includes a walk-in closet and a 4-piece ensuite with granite countertops. A second bedroom and 3-piece bathroom offer additional space,



ideal for guests or a home office.

Additional features include a separate laundry room with extra storage and a stacking washer/dryer, in-floor heating for year-round comfort, and titled underground parking. Condo fees include everything except electricity, offering exceptional value in a prime location.

Built in 2005

**Essential Information**

MLS® #	A2215806
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	302, 736 57 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5L1

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

**Interior**

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	3
Zoning	M-C2

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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