



## 521 57 Avenue Calgary Alberta

\$265,000

Conveniently located just 2 blocks from Chinook Centre, this unit has over 1000 square feet and has many brand-new updates including all new flooring, new paint throughout, a refinished bathtub and more. "Chinook Manor" offers peaceful living for those 40+ in a quiet amenity rich five storey concrete building with an elevator. Inside this second-floor residence the brand-new vinyl plank flooring and spotless fresh painted white walls offer a feeling of new and modern. The large eat in kitchen has white painted cabinets in abundance, plenty of counter space and new tile flooring. There is also a dining area outside the kitchen and a large living area with many possible seating arrangements. There is a large balcony off the living area and its huge patio door. The two newly re-carpeted bedrooms are both quite generous, with the primary offering a walk-in closet. The shared bath shows off a newer vanity, new tile and a newly refinished tub enclosure. A large storage area allows for even more in suite storage. Despite hook-ups in the suite there is no laundry machines allowed in the unit. No problem as there is a shared laundry in the amenity area. Extra storage is no problem with a large storage locker in the basement amenity area. A fitness room, billiard room, social room and workshop round out the activity areas that this community minded building offers. Indoor parking is available for \$45 per month (subject to availability) with additional outdoor and street parking also there. Unfortunately for those of you with fur babies there are no pets allowed in this building. With a relatively low condo fee of \$555 per month and all this to offer at a low price, there is fantastic value here. Come and see for yourself today! (id:6769)

Living room 19.83 Ft x 12.08 Ft

Eat in kitchen 10.00 Ft x 9.83 Ft

Dining room 10.33 Ft x 9.83 Ft

Primary Bedroom 14.17 Ft x 10.92 Ft

Other 5.75 Ft x 5.17 Ft

Bedroom 12.00 Ft x 9.42 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Storage 8.58 Ft x 5.75 Ft

Foyer 10.67 Ft x 3.42 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE**  
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773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
[ctimos@telus.net](mailto:ctimos@telus.net)