



## 723 57 Avenue Calgary Alberta

\$235,000

This bright and sunny 2-bedroom, 1-bath home has brand-new vinyl plank flooring and fresh paint throughout. With a brand new washer/dryer, new microwave--you are move-in ready with nothing to do but unpack. Large south windows flood the home with natural light, creating a warm and inviting atmosphere. The spacious living and dining area offers plenty of room to host family and friends, while the kitchen is ideal for easy meal prep while chatting with your friends. In-suite laundry room plus a full 4-piece bathroom with direct primary access completes your new home. Additional highlights include underground parking, a sun-filled south-facing balcony off the living room, and the peace of mind that comes with a quiet, pet-free complex that is exceptionally well managed. Enjoy easy, low-maintenance living in this well-run 40+ complex, perfectly located within comfortable walking distance to Chinook Centre, the LRT, and everyday amenities along Macleod Trail. Whether you're downsizing, simplifying, or embracing a lock-and-leave lifestyle, this location makes daily errands and outings effortless. Call today and book your private showing. (id:6769)

Kitchen 7.92 Ft x 7.33 Ft

Living room 15.33 Ft x 12.75 Ft

Dining room 9.75 Ft x 7.75 Ft

Primary Bedroom 13.25 Ft x 10.92 Ft

Other 7.25 Ft x 4.17 Ft

Bedroom 10.58 Ft x 9.83 Ft

4pc Bathroom 8.33 Ft x 4.83 Ft

Foyer 7.75 Ft x 3.50 Ft

Laundry room 4.75 Ft x 4.17 Ft

Listing Presented By:



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