

\$248,800 - 222, 723 57 Avenue Sw, Calgary

MLS® #A2248965

\$248,800

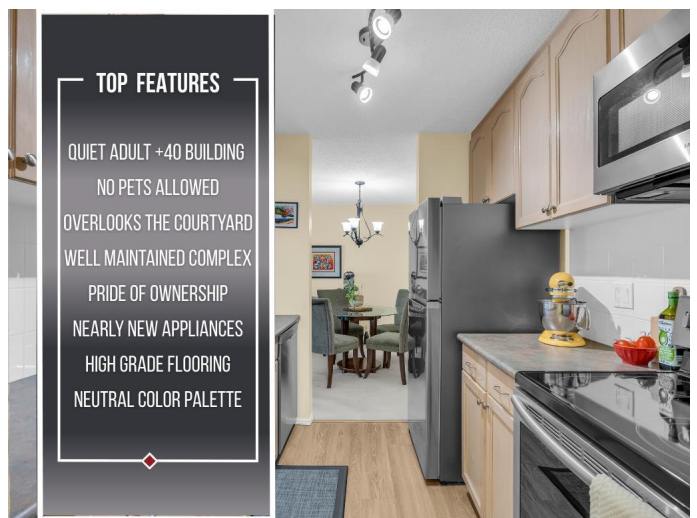
2 Bedroom, 1.00 Bathroom, 888 sqft
Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

40+ Complex | Peaceful adult living overlooking a manicured courtyard, 222-723 57 Ave SW in Windsor Point, a beautifully cared-for home tucked within one of Calgary's most meticulously maintained complexes. This spacious 2 BEDROOM condo with an assigned HEATED UNDERGROUND PARKING stall, offers a peaceful lifestyle in a quiet ADULT LIVING (40+) community (no pets allowed). Perfect for those seeking comfort and tranquility.

Step inside to find a bright and inviting floor plan featuring a galley kitchen with NEWER STAINLESS STEEL APPLIANCES. The updated stainless steel Samsung appliance package includes a fridge, 5-burner stove w/ warming drawer, microwave hood fan and a Bosch dishwasher. The high grade Wool Carpet has complementary wide LVP luxury vinyl plank flooring in the kitchen and bathroom, along with a new Moen kitchen faucet and refreshed bathroom finishes including a reglazed tub and updated fixtures.

Enjoy the comfort of a smoke-free and pet-free unit complete with IN-SUITE LAUNDRY and storage room featuring premium Samsung stacking washer/dryer, and step out onto the FULL LENGTH BALCONY (1 of only 2 in the building), with relaxing VIEWS of the landscaped courtyard - an ideal spot for morning coffee or evening relaxation.



LAYOUT



TOP 3 FEATURES
QUIET ADULT LIVING +40 BUILDING
UPGRADED APPLIANCES
NO PETS ALLOWED

GENERAL

Upgraded Appliances
In Suite Laundry
Luxury Vinyl Plank Floors
High Grade Wool Carpeting
Full Length Balcony
Smoke free and pet free unit
Newer Bathtub Top and Tiles
New Moen bathroom tap
New Bedroom Blinds
Well maintained unit
Walk through closet
Balcony refurbished
Newer Vinyl Windows
Newer Vinyl Doors
Built in 1982

GALLEY KITCHEN

Samsung 5/5 Appliances:
Counter Depth Refrigerator,
5 Burner Stove w/ warming drawer
Microwave Hood Vent
Bosch Dishwasher
Pullout Drawers

The well-managed complex has a part time caretaker and is always on top of maintenance and capital improvements with landscaping, windows, doors, balcony refurbishment, already done roofing and boiler upkeep underway and a strong reserve fund in place. This building reflects true pride of ownership.

CONVENIENTLY LOCATED a short walk to Sunterra and Lina’s and just minutes from Chinook Mall, Glenmore Trail, Downtown Calgary, parks, and transit, this centrally located unit offers convenience and peace of mind.

Don’t miss your chance to call this rare and well-kept condo home. Schedule your private showing today!

Built in 1982

Essential Information

MLS® #	A2248965
Price	\$248,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	222, 723 57 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2V 4Z3

Amenities

Amenities	Elevator(s), Party Room, Picnic Area, Playground, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Few Trees, Landscaped, See Remarks, Treed
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	17
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.