

203, 1001 68 Avenue SW
Calgary, Alberta

MLS # A2166091



\$379,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Kelvin Grove | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,070 sq.ft. | Age: | 1978 (46 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Guest, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-------------------------|-------------------|----------|
| Heating: | Baseboard, Fireplace(s) | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 718 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d75 |
| Foundation: | - | Utilities: | - |

Features: Chandelier, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Stunning Fully Renovated Condo in the Heart of Kelvin Grove! Move-in ready and ideally located, this bright and airy 1,070 sq. ft. condo offers modern luxury just steps from Chinook Mall, parks, schools, and numerous amenities. Completely transformed with contemporary finishes, this home features an open-concept layout perfect for today's lifestyle. The gourmet kitchen is a standout, boasting sleek quartz countertops, soft-close cabinetry, a spacious kitchen island with storage, and brand-new stainless steel appliances. The cozy living area, with its beautiful stone-faced wood-burning fireplace, invites warmth and relaxation. Luxury vinyl plank flooring and fresh paint create a seamless flow throughout the space. Custom closet organizers and stylish hinged interior shutters in the bedrooms enhance both functionality and design. The primary bedroom is a true retreat, fitting for a king-sized bed, and includes a walk-through closet with motion-activated lighting leading to a 3-piece ensuite. Need extra space? The flexible bonus room is perfect for an office, craft room, or additional storage. Both fully renovated bathrooms include heated mirrors and vanity lighting, further elevating the home's modern appeal. Enjoy abundant natural light through east-facing windows, and unwind on the expansive 30ft x 5ft covered balcony, ideal for year-round outdoor relaxation. The unit also comes with one assigned parking stall and one assigned storage locker. Don't miss the opportunity to own this completely renovated gem in a prime location!