

309, 1001 68 Avenue SW
Calgary, Alberta

MLS # A2166308



\$259,000

Division:	Kelvin Grove		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,055 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Bookcases, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

Inclusions: N/A

This charming top floor corner unit has 2 bedrooms, 2 full baths, A/C, in-suite laundry and lots of storage both in the unit and in the assigned locker. The spacious open concept Kitchen, Dining and Living rooms are made all the more cozy with a real wood burning corner fireplace, updated and stylish wainscotting and a wall of built-in shelving. The living room has sliding glass doors to the huge sunny deck (over 150 sf) surrounded by greenery. Located in the safe, well established and sought after neighbourhood of Kevin Grove, this condo is close to public transportation and shopping. The large bright primary bedroom has two large windows and a 3 piece en-suite bathroom. A second bedroom, updated 4 piece bath, in-suite laundry and a large storage room add to the ease of living. The complex which is quiet and well managed offers a recreation room for social gatherings and visitors parking. This inviting home needs a little updating to be a real gem at an affordable price point.