



**GRASSROOTS**  
REALTY GROUP

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304, 1001 68 Avenue SW  
Calgary, Alberta

MLS # A2247566



**\$279,900**

Division:	Kelvin Grove		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,087 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 750
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Hood Fan

Welcome to this beautifully appointed 2-bedroom, 2-bath condo, perfectly situated on the top floor for exceptional privacy and an abundance of natural light. The open-concept design showcases a bright, inviting kitchen, a spacious living room with a cozy fireplace, and a large, private balcony—perfect for sipping your morning coffee or relaxing at day’s end. The generous primary suite features a walk-through closet and a private ensuite, while the second bedroom offers versatility for guests or a home office. Added conveniences include in-suite laundry, excellent storage, and a prime location just steps from shops, parks, and transit. This one checks all the boxes!