



210, 1001 68 Avenue SW  
Calgary, Alberta

MLS # A2265746



**\$249,900**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 737
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fabulous location, and unit with a massive 35 foot balcony. This lovely large two bedroom two full bathroom home has been tastefully updated with Chilean pine laminate flooring throughout the custom kitchen and living room. The completely re-designed kitchen, features, quartz countertops, glass subway backsplash, newer cabinetry, and under counter lighting. Very private balcony with mature trees perfect for barbecuing and entertaining. Cozy up around the wood-burning fireplace during the chilly nights. The primary bedroom has a large walk-through closet to the master en-suite with tile flooring and a custom rainfall shower, engineered granite counters, and double sinks. In suite laundry and plenty of in suite storage. There is additional separate storage secure locker in the building. Just steps from transit shopping and medical centre this lovely property makes for a beautiful home.