



**GRASSROOTS**  
REALTY GROUP

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306, 1001 68 Avenue SW  
Calgary, Alberta

MLS # A2278412

**\$379,900**



Division:	Kelvin Grove		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 750
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-

**Features:** 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

Move-in ready, fully transformed, and perched on the coveted top floor &mdash; with elevator access right to your level &mdash; this bright and beautifully redesigned 1,082 sq. ft. home delivers modern luxury just a 2-minute drive from Chinook Mall, parks, schools, transit, and every amenity you could ask for. Step into a stunning open-concept layout crafted for today's lifestyle. The chef-inspired kitchen impresses with sleek quartz countertops, soft-close cabinetry, a generous island with storage, a pantry, and sparkling brand-new Energy Star appliances &mdash; the perfect blend of style and function. The spacious living area invites you to relax in comfort, anchored by a striking stone-clad wood-burning fireplace that warms the room with character and charm. Thoughtfully placed flush-mount LED lighting illuminates the space, while fresh paint and wide-plank luxury vinyl flooring add a seamless, elevated finish from end to end. Retreat to your king-sized primary bedroom complete with a walk-through closet and a beautifully updated 3-piece ensuite. Both bathrooms have been extensively reimagined, featuring contemporary vanities with quartz counters, modern fixtures, upgraded lighting, and in the main bath &mdash; a mirror with makeup lighting and an electric anti-fog feature. Need more room to live, work, or create? A flexible bonus room adapts effortlessly into an office, hobby room, or organized storage space. Enjoy the peace and privacy of west-facing exposure, flooding the home with natural light, and savour outdoor living on your oversized 30' x 5' balcony &mdash; perfect for morning coffees, evening lounging, or year-round fresh air. Completing the package are an assigned parking stall, a dedicated storage locker, and a truly pet-friendly community that welcomes cats and dogs of all sizes &mdash; plus the convenience of

an on-site elevator, ensuring easy access from your car to your front door. Freshly redesigned. Flooded with light. Close to everything &mdash; and effortlessly accessible by elevator. This is the top-floor showstopper you&rsquo;ve been waiting for &mdash; schedule your chance to call it home today!