



**GRASSROOTS**  
REALTY GROUP

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207, 920 68 Avenue SW  
Calgary, Alberta

MLS # A2148178



**\$283,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Kingsland                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)       |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                            |               |                   |
| <b>Size:</b>     | 879 sq.ft.                               | <b>Age:</b>   | 1970 (54 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street, Parking Lot, Stall |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

**Heating:** Baseboard

**Floors:** Carpet, Laminate, Tile

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Stucco

**Foundation:** -

**Features:** Breakfast Bar, Pantry, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 583

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Discover an exceptional 2-bedroom condo with over 880 sq.ft. of living space in a prime location just off Elbow Drive! This well-maintained building is close to Rockyview Hospital, within walking distance to Chinook Mall, and offers quick access to downtown. Enjoy the spacious living room and large dining area, alongside an upgraded kitchen featuring a breakfast bar, granite countertops, and stainless steel appliances. Full bath also boasts granite countertops, while the generously sized master bedroom includes a west-facing window. With heat, water, and sewer included in the affordable condo fee, this condo offers unbeatable value and convenience!