



**302, 1001 68 Avenue SW  
Calgary, Alberta**

**MLS # A2180173**



**\$339,900**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Wood	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 707
<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>	Bidet, Elevator, Storage, Walk-In Closet(s)		

**Inclusions:** MOUNTED TELEVISION IN LIVING ROOM, MOUNTED TV IN BEDROOM.

Welcome to this stunning top-floor end unit condominium, ideally located near Chinook Mall, Mayfair Diagnostics, and Henry Wise Wood High School, with easy access to a variety of plazas and essential roadways. This beautifully designed apartment features a spacious layout that maximizes comfort and style. Enjoy the abundance of natural light and privacy that comes with being on the top floor. Perfect for professionals, families, or anyone seeking a convenient lifestyle, this condo offers the ideal blend of accessibility and modern living. Don't miss the opportunity to make this your new home!