



201, 1001 68 Avenue SW
Calgary, Alberta

MLS # A2195636

\$315,000



Division:	Kelvin Grove		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,042 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 705
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Storage		

Inclusions: n/a

Located in the highly desirable community of Kelvin Grove, this beautifully updated 2-bedroom, 2-bathroom corner unit offers an unbeatable location with easy access to transit, major roadways, shopping, and employment hubs—making it an excellent investment opportunity. With only one flight of stairs for easy access, this second-floor unit is bright and inviting. The spacious primary bedroom features a walk-through closet with built-ins leading to a private, upgraded three-piece ensuite, while the second bedroom is conveniently located near a fully renovated four-piece bathroom. The open-concept living area is warm and welcoming with updated vinyl plank flooring, upgraded lighting, ceiling fans, and a cozy wood-burning fireplace. The kitchen features granite countertops and stainless steel finishes, creating a stylish and functional space. With numerous large storage closets, a stackable washer and dryer in the hallway, and a huge balcony perfect for enjoying your morning coffee, this home is designed for comfort and convenience. Don't forget about your assigned parking stall and storage locker! Condo fees include heat and water, reserve fund contributions, and there is plenty of visitor parking. Whether you're looking for a fantastic rental property or a move-in-ready home in a prime location, this condo offers exceptional value with quick access to Chinook Centre, major transit routes, and downtown Calgary.