



203, 1001 68 Avenue SW  
Calgary, Alberta

MLS # A2195957



**\$361,900**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 718
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Chandelier, 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 and ideally located, this bright and airy 1,070 sq. ft. condo offers modern luxury just steps from Chinook Mall, parks, schools, and numerous amenities. Expertly redesigned with contemporary finishes., this home features an open-concept layout perfect for today's lifestyle. A true chef's dream, this kitchen dazzles with sleek quartz countertops, soft-close cabinetry, wine rack, a spacious kitchen island with storage, a pantry with pull-out shelves and brand-new stainless steel appliances. Unwind in the inviting living area, where a striking stone-faced wood-burning fireplace adds warmth and charm. Flush-mount LED lighting and chandeliers throughout provide a bright and inviting living space. Luxury vinyl plank flooring and fresh paint create a seamless flow throughout the space. Custom closet organizers and stylish hinged interior shutters in the bedrooms enhance both functionality and design. The primary bedroom is a true retreat, fitting for a king-sized bed, and includes a walk-through closet with motion-activated lighting leading to a 3-piece ensuite. Beautifully re-designed bathrooms featuring upgraded stylish vanities with quartz countertops, modern sinks, and mirrors with built-in makeup lighting and an electric anti-fog function. Need extra space? The flexible bonus room is perfect for an office, craft room, or additional storage. Both fully renovated bathrooms include heated mirrors and vanity lighting, further elevating the home's modern appeal. Enjoy abundant natural light through east-facing windows and unwind on the expansive 30ft x 5ft covered balcony, ideal for year-round outdoor relaxation. The unit also comes with one assigned parking stall and one assigned storage locker. A truly pet-friendly community—dogs and cats of all sizes are welcome! Secure your chance to own this beautifully reimaged condo today!