

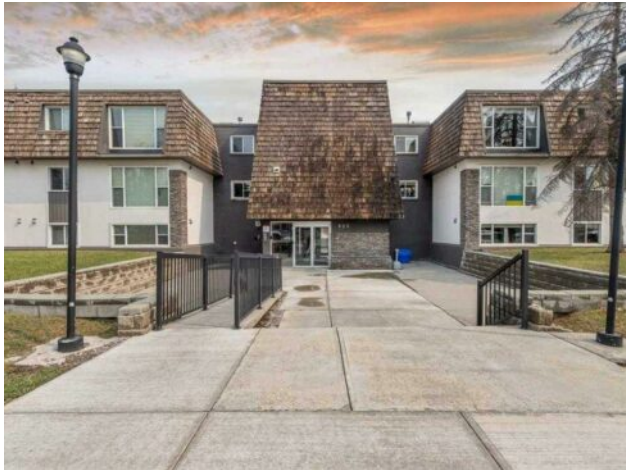


GRASSROOTS
REALTY GROUP

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301, 920 68 Avenue SW
Calgary, Alberta

MLS # A2206789



\$265,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Electric Gate, Gated, Parking Lot, Secured, Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Back on the market, due to financing! Here awaits a lovely 2 bedroom unit offering you almost 900 sqft of living space on the top floor, this is a corner end unit with a large, open concept floor plan, a large gourmet kitchen with granite countertops and big windows allowing for a plenitude of natural light. This beautiful unit includes a perfectly situated formal dining room, a huge primary bedroom with lots of space for a king size bed, night stands and more, a generous sized 2nd bedroom a full bathroom, in-unit laundry, plus a parking stall. Upgrades include new flooring throughout, quality light fixtures met with modern paint, elegant doors and trims, it's a must see! Close to Calgary's iconic Chinook Mall, Glenmore Reservoir and many popular restaurants and cafes with extremely easy access to major routes such Elbow Drive, Mcleod & Glenmore Trail... this is the perfect location. With so much to offer at such a great price, it will not last so call today!