

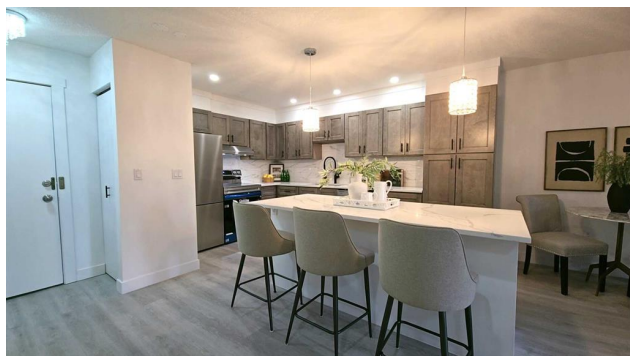


THE
A-TEAM

**RE/MAX
FIRST**

1001 68 Avenue #203, Calgary T2V4X1

MLS® #: **A2166091** Area: **Kelvin Grove** Listing Date: **09/20/24** List Price: **\$367,900**
 Status: **Active** County: **Calgary** Change: **-\$12k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned,Guest,Plug-In,Stall

Finished Floor Area

Abv Sqft: **1,070**
 Low Sqft:
 Ttl Sqft: **1,070**

DOM

92
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony,Lighting**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Range Hood,Window Coverings**
 Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`3" x 10`9"	Dining Room	Main	12`2" x 6`9"
Living Room	Main	12`5" x 12`2"	Laundry	Main	6`10" x 6`2"
4pc Bathroom	Main	8`0" x 5`8"	Flex Space	Main	5`1" x 4`2"
Bedroom - Primary	Main	18`3" x 11`0"	Walk-In Closet	Main	8`4" x 6`5"
3pc Ensuite bath	Main	9`0" x 6`6"	Bedroom	Main	14`0" x 9`3"
Balcony	Main	30`6" x 5`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$718

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 7910117

Remarks

Pub Rmks: **Stunning Fully Renovated Condo in the Heart of Kelvin Grove! 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. Completely transformed with contemporary finishes, this home features an open-concept layout perfect for today's lifestyle. The gourmet kitchen is a standout, boasting sleek quartz countertops, soft-close cabinetry, a spacious kitchen island with storage, and brand-new stainless steel appliances. The cozy living area, with its beautiful stone-faced wood-burning fireplace, invites warmth and relaxation. 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. 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. Dogs and Cats are welcome with no weight restrictions! Don't miss the opportunity to own this completely renovated gem in a prime location!**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



