



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**920 68 Avenue #311, Calgary T2V0N6**

MLS®#: **A2176754**

Area: **Kingsland**

Listing Date: **11/01/24**

List Price: **\$209,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1970**

Finished Floor Area

Abv Sqft: **481**  
Low Sqft:  
Ttl Sqft: **481**

DOM

**20**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Gated,Stall,Unassigned**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Asphalt,Stucco,Wood Frame**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>44`3" x 35`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>16`9" x 16`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>22`8" x 16`5"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>29`2" x 35`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>22`8" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>38`1" x 33`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$318**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC(pre 1P2007)**

Legal Desc:

0915356

Monthly

Remarks

Pub Rmks: **Welcome to Kingsland! Perfect for first time home buyer . This unit has well sized 1 bed room and 4 pcs bathroom. This property is 4 minutes away from Chinook mall. Easy access to Glenmore Trail, Mcleod Trail, and Deerfoot! Close to all amenities. Bright unit with open living room and big windows. Kitchen features granite counter tops, stainless steel appliance package, and TONS of cabinet space. In suite high efficiency laundry machines across to the beautiful kitchen.**

Inclusions: none  
Property Listed By: eXp Realty

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











