

**920 68 Avenue #107, Calgary T2V 0N6**

MLS®#: **A2183386** Area: **Kingsland** Listing Date: **12/14/24** List Price: **\$259,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1970**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **885**  
 Low Sqft:  
 Ttl Sqft: **885**

DOM

**39**  
Layout  
 Beds: **2 (2)**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Level,Yard Lights**  
 Park Feat: **Parkade,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco**  
 Heating: **Baseboard** Flooring: **Carpet,Tile**  
 Sewer: Ext Feat: **Courtyard** Water Source: Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`0" x 12`4"	Bedroom	Main	10`11" x 9`5"
Kitchen	Main	16`11" x 8`6"	Dining Room	Main	11`10" x 11`0"
4pc Bathroom	Main	8`1" x 4`11"	Living Room	Main	18`1" x 12`2"
Foyer	Main	3`11" x 4`10"	Laundry	Main	4`9" x 4`1"

Legal/Tax/Financial

Condo Fee: **\$584** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0915356**

Remarks

Pub Rmks: **Charming 2 bed main floor condo in prime location just moments away from Chinook Mall, MacLeod Trail, Heritage and Elbow Dr. This cozy home located close to the main entrance has large windows, making it feel open and bright, new carpet throughout, and in-suite laundry making it perfect for the first-time home buyers or smart investors. Step into the kitchen equipped with ample cabinetry, granite countertops, black appliances, pantry, breakfast bar and a designated dining area. 2 good sized bedrooms with big closets and an upgraded sink and toilet complete this home.**

Inclusions: **N/A**  
Property Listed By: **Coldwell Banker Mountain Central**

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







