



## 1001 68 Avenue Calgary Alberta

\$275,000

HOME SWEET HOME! Enjoy maintenance free living in this wonderfully maintained, massive TOP FLOOR CONDO situated in the popular inner-city community of Kelvin Grove! This unit offers 2 bedrooms, 2 bathrooms and a stunning open concept floor plan with updates featuring 1,081 SQFT with gleaming vinyl plank flooring. Heading inside you will find the formal dining area, stylish chef's kitchen with full appliances, an island with an eating bar and ample cabinet space and the sun-drenched living room perfectly complimented by a cozy stone fireplace with access to the HUGE BALCONY (31'3" x 5'5") to bask in your tranquil views while enjoying a morning coffee. Completing this condo is a generous sized bedroom, 4 piece bathroom, laundry room with tons of storage space and the spacious primary bedroom with more than enough space to accommodate a king-sized bed, a walk-in closet perfect for all your needs and a fantastic 3 piece ensuite bathroom. Additional upgrades include an assigned parking stall, an assigned storage locker, plenty of visitor parking and a pet friendly building with board approval. This is an INCREDIBLE OPPORTUNITY for home buyers and investors alike! This amazing location is close Chinook mall and other shopping, restaurants, public transportation, Stanley Park and the Elbow River pathways, Downtown Calgary, schools and major roadways such as Macleod. Book your private viewing of this GEM today! (id:6769)

3pc Bathroom 9.33 Ft x 5.58 Ft  
4pc Bathroom 8.00 Ft x 5.67 Ft  
Other 31.25 Ft x 5.42 Ft  
Bedroom 9.17 Ft x 14.08 Ft  
Dining room 15.17 Ft x 10.33 Ft

Foyer 4.33 Ft x 6.67 Ft  
Kitchen 8.25 Ft x 8.42 Ft  
Living room 12.17 Ft x 14.33 Ft  
Primary Bedroom 10.92 Ft x 18.17 Ft  
Other 6.42 Ft x 8.33 Ft

Listing Presented By:



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<http://www.homesweethometeam.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
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