



910 70 Avenue Calgary Alberta

\$399,900

Discover a rare gem in the picturesque community of Kelvin Grove! This TOP FLOOR corner unit offers unparalleled convenience and comfort in a well-managed +40 adult living complex, where units seldom come available. Boasting two bedrooms, two FULL bathrooms, and over 1200 SQFT of living space, this condo is bathed in natural light, creating a bright and airy atmosphere. Inside, enjoy HEATED FLOORS, new carpeting, oversized hallways, a balcony with a barbecue hookup, a cozy GAS FIREPLACE and a TITLED parking stall. The master bedroom features a walk-in closet! Residents enjoy an elegant common area and cherish the community atmosphere while maintaining a sense of privacy and safety. Conveniently located off Elbow Drive SW, this condo provides easy access to Chinook Centre, Glenmore Reservoir, Rockyview Hospital (within walking distance), and nearby tennis courts. Condo fees include a titled heated underground parking stall, ASSIGNED STORAGE SPACE, underground visitor parking, heat, water, garbage, professional management, and common area maintenance. Don't miss this rare opportunity for comfortable, centrally located living. Schedule your viewing today! The listing agent is related to the sellers. (id:6769)

Kitchen 13.33 Ft x 9.83 Ft
Dining room 12.67 Ft x 7.25 Ft
Living room 20.08 Ft x 11.42 Ft
Other 6.00 Ft x 5.50 Ft
Laundry room 6.75 Ft x 5.75 Ft

Primary Bedroom 12.33 Ft x 11.33 Ft
Bedroom 11.42 Ft x 10.58 Ft
4pc Bathroom 9.17 Ft x 8.17 Ft
4pc Bathroom 10.08 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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