

**302, 1001 68 Avenue SW**  
**Calgary, Alberta**

**MLS # A2180173**



**\$329,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kelvin Grove                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 1,048 sq.ft.                       | <b>Age:</b>   | 1978 (46 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Electric, Fireplace(s), Wood     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 707   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                     | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Bidet, Elevator, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** MOUNTED TELEVISION IN LIVING ROOM, MOUNTED TV IN BEDROOM.

Welcome to this stunning top-floor end unit condominium, ideally located near Chinook Mall, Mayfair Diagnostics, and Henry Wise Wood High School, with easy access to a variety of plazas and essential roadways. This beautifully designed apartment features a spacious layout that maximizes comfort and style. Enjoy the abundance of natural light and privacy that comes with being on the top floor. Perfect for professionals, families, or anyone seeking a convenient lifestyle, this condo offers the ideal blend of accessibility and modern living. Don't miss the opportunity to make this your new home!