

302, 611 67 Avenue SW
Calgary, Alberta

MLS # A2228709



\$239,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Kingsland | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 839 sq.ft. | Age: | 1983 (42 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle, Flat | Condo Fee: | \$ 574 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) | | |

Inclusions: Bookcases

Welcome to this 2 bedroom, top floor, corner condo unit that is perfectly located close to Chinook Centre and the C-train LRT line. Enter to a fresh airy, living area with south facing balcony to enjoy the sun. A clean kitchen tucked to the side is perfect for prepping meals. Rest in the two large bedrooms with ample closet space. Note that there are 7 closets in the unit total, one that is large enough to use as a mini office. With a large 4 piece bathroom, newer stacked washer and dryer unit in the in-suite laundry and a safe parking stall in the parkade, everything is present for convenient living. Freshly painted, clean, and a new dishwasher make this a turn key home ready to move in