

**302, 611 67 Avenue SW**  
**Calgary, Alberta**

**MLS # A2228709**



**\$249,900**

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

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