

314, 910 70 Avenue SW  
Calgary, Alberta

MLS # A2308344



## \$406,000

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,008
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting		
<b>Inclusions:</b>	N/A		

Welcome to a lifestyle that feels just right. Nestled in the heart of Kelvin Grove, one of Calgary's most established and quietly sought-after communities, this top-floor corner penthouse in Kelvin Court offers a rare blend of comfort, connection, and convenience. Surrounded by mature, tree-lined streets and just minutes to shopping, dining, and the Rockyview General Hospital, this is a location that keeps you close to everything without the noise and pace of it. Designed for adult living (+40), Kelvin Court offers a warmth and sense of community that is increasingly hard to find. The building has recently undergone a tasteful and comprehensive upgrade to the lobby, residents' lounge, and common areas, elevating the overall feel to a more modern, refined standard. A new state-of-the-art security system adds an extra layer of comfort and peace of mind. From the moment you step through the elegant entrance, there is a clear sense of pride and belonging. The beautifully updated residents' lounge complete with fireplace and full wet bar, provides the perfect setting to relax with a book, host friends, or enjoy a quiet conversation. Perched on the top floor, this spacious two-bedroom penthouse has been thoughtfully updated throughout. Features include luxury vinyl plank flooring, fresh paint, quartz countertops, and upgraded appliances including a gas stove, create a clean modern feel while maintaining warmth and functionality. Beautiful window coverings and draperies add both elegance and practical light control, complementing the abundance of natural light from the west-facing exposure. High ceilings further enhance the bright, inviting living space, centered around a cozy gas fireplace. The kitchen is both practical and welcoming, with ample storage, a sunny breakfast nook, and direct access to your private balcony, perfect for enjoying a

quiet morning or evening. The primary suite is a true retreat, offering space for a king-sized bed, a walk-in closet, and a generous ensuite complete with a jacuzzi tub and separate shower. With in-suite laundry, additional storage, and two heated underground parking stalls, every detail has been thoughtfully considered for ease and comfort. If you've been looking for a home that offers both peace of mind and a strong sense of community, Kelvin Court may be exactly what you've been waiting for.