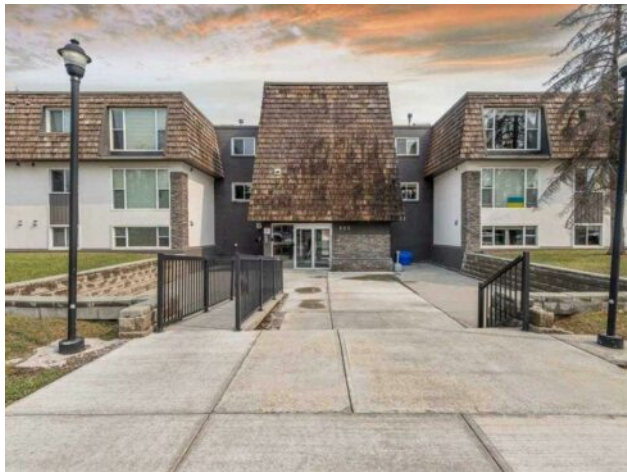


301, 920 68 Avenue SW  
Calgary, Alberta

MLS # A2206789



## \$265,000

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Electric Gate, Gated, Parking Lot, Secured, Stall, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Back on the market, due to financing! Here awaits a lovely 2 bedroom unit offering you almost 900 sqft of living space on the top floor, this is a corner end unit with a large, open concept floor plan, a large gourmet kitchen with granite countertops and big windows allowing for a plenitude of natural light. This beautiful unit includes a perfectly situated formal dining room, a huge primary bedroom with lots of space for a king size bed, night stands and more, a generous sized 2nd bedroom a full bathroom, in-unit laundry, plus a parking stall. Upgrades include new flooring throughout, quality light fixtures met with modern paint, elegant doors and trims, it's a must see! Close to Calgary's iconic Chinook Mall, Glenmore Reservoir and many popular restaurants and cafes with extremely easy access to major routes such Elbow Drive, Mcleod & Glenmore Trail... this is the perfect location. With so much to offer at such a great price, it will not last so call today!