

# \$275,000 - 306, 1001 68 Avenue Sw, Calgary

MLS® #A2227795

## \$275,000

2 Bedroom, 2.00 Bathroom, 1,082 sqft  
Residential on 0.00 Acres

Kelvin Grove, Calgary, Alberta

HOME SWEET HOME! Enjoy maintenance free living in this wonderfully maintained, massive TOP FLOOR CONDO situated in the popular inner-city community of Kelvin Grove! This unit offers 2 bedrooms, 2 bathrooms and a stunning open concept floor plan with updates featuring 1,081 SQFT with gleaming vinyl plank flooring. Heading inside you will find the formal dining area, stylish chef's kitchen with full appliances, an island with an eating bar and ample cabinet space and the sun-drenched living room perfectly complimented by a cozy stone fireplace with access to the HUGE BALCONY (31'3" x 5'5") to bask in your tranquil views while enjoying a morning coffee. Completing this condo is a generous sized bedroom, 4 piece bathroom, laundry room with tons of storage space and the spacious primary bedroom with more than enough space to accommodate a king-sized bed, a walk-in closet perfect for all your needs and a fantastic 3 piece ensuite bathroom. Additional upgrades include an assigned parking stall, an assigned storage locker, plenty of visitor parking and a pet friendly building with board approval. This is an INCREDIBLE OPPORTUNITY for home buyers and investors alike! This amazing location is close Chinook mall and other shopping, restaurants, public transportation, Stanley Park and the Elbow River pathways, Downtown Calgary, schools and major roadways such as Macleod. Book your private viewing of this GEM today!



Built in 1978

## Essential Information

MLS® #	A2227795
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	306, 1001 68 Avenue Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4X1

## Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning

# of Stories	3
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## Exterior

Exterior Features	Balcony
Lot Description	City Lot, Few Trees, Landscaped, Low Maintenance Landscape, Treed, Views
Roof	Tar/Gravel
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	7
Zoning	M-C1 d75

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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