

**101, 607 69 Avenue SW**  
**Calgary, Alberta**

**MLS # A2257943**



**\$337,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Garden, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Stone, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, No Smoking Home		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Beautiful 2 story, recently renovated 2 bedroom Condominium for sale. \* Terrific features ! raised garden, flower beds, south facing Large private backyard, new grass sod, lg cement patio & complex is pet friendly. New Range & DW, & small appliances also included. The perks of ownership include designated parking stall outside your front gate, a storage unit, water & gas, dbl sink with subway tile, & new lg side by side washer & dryer. You'll enjoy new ceiling fans in bdrm's, large windows, fresh bright paint thru-out, new rugs, rot iron & solid wood railing on staircase, Jet tub in full bathroom upstairs, all new taps & hardware thru-out, & convenient 1/2 bath on main. Central location, is block away from transit bus, walking to lrt, grocery, Chinook mall, & wonderful array of restaurants & shopping along McLeod Tr just off Glenmore Tr. A must see !!