

**8, 609 67 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219775**



**\$189,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	516 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, None, Outside		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

PERFECT FOR FIRST TIME HOME BUYERS OR A SAVVY INVESTOR, AND IN AN IDEAL LOCATION! Located in the desirable community of Kingsland! This corner unit 1 bedroom is the perfect place to call home. Featuring a open concept and functional floor plan with modern flooring throughout, and was just freshly painted! The kitchen features plenty of counterspace and an island overlooking the living and dinning room that is perfect for entertaining. Windows in both the kitchen and living room allow for natural light to freely fill this great space. There is also direct access to the private sunny west facing balcony fitted with modern glass railings and perfect for bbq's and relaxing in the evening as the sun goes down . The primary bedroom offers plenty of space for to setup your tranquil retreat and provides plenty of closet space. The full bathroom is also conveniently located just down the hall. In suite Laundry is just another perk for this fantastic condo in an unbeatable location, just steps from all amenities including Chinook Centre, beautiful parks, schools, walking paths, public transit, and Rocky View Hospital. VACANT AND AVAILABLE FOR QUICK POSSESSION!