

7, 605 67 Avenue SW  
Calgary, Alberta

MLS # A2166497



**\$149,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	476 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	See Remarks	<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>	See Remarks		

**Inclusions:** None

Step into homeownership or expand your investment portfolio with this affordable 1-bedroom condo nestled in a meticulously maintained 8-unit complex in Calgary. This property blends modern comfort with unbeatable convenience, having undergone extensive renovations in 2007. Inside, you'll find a welcoming, open-concept living space adorned with contemporary laminate flooring and updated finishes. The kitchen boasts stunning dark cabinetry, granite countertops, and stainless steel appliances, providing ample space for cooking and dining. The bathroom has been elegantly updated, offering a touch of luxury to your daily routine. The condo also includes in-suite laundry for added convenience. Situated in a prime location, this condo is perfect for those who desire the best of both worlds &ndash; a serene residential area combined with urban conveniences. Enjoy a short walk to Chinook Centre for world-class shopping, dining, and entertainment. The nearby LRT/C-Train station connects you effortlessly to downtown, making commutes and city adventures a breeze. Explore the local parks, stroll through the mature, tree-lined streets, or grab a bite at one of the many restaurants along Macleod Trail. The unit's unique below-grade position provides additional privacy and insulation, keeping its 475 sq ft cool in the summer and cozy in the winter. As part of a well-kept community, the complex features lush landscaping that enhances the tranquil surroundings. Ideal for first-time buyers or savvy investors, this condo offers an affordable entry into homeownership without compromising style or location. With its strong rental potential in a sought-after area, investors can anticipate a steady income stream. Highlights include: Extensive 2007 renovations inside and out In-suite laundry for convenience Granite countertops and stainless steel appliances in the kitchen Updated

bathroom with elegant features Prime location near Chinook Centre and C-Train for easy commuting Don't miss this incredible opportunity to own a piece of Calgary's thriving real estate market. Schedule your private viewing today and take the first step towards a smart and stylish investment!