# \$217,500 - 102, 611 67 Avenue Sw, Calgary

MLS® #A2237762

# \$217,500

1 Bedroom, 1.00 Bathroom, 619 sqft Residential on 0.00 Acres

Kingsland, Calgary, Alberta

# SPACIOUS 1 BEDROOM WITH PRIVATE PATIO + PARKADE PARKING IN PRIME LOCATION!

Discover unbeatable value in this well-designed and spacious 1 bedroom apartment, perfectly located just steps from Chinook Mall and the Chinook C-Train Station. With a smart, functional layout with plenty of storage and thoughtful updates, this home offers comfortable and convenient living in one of Calgary's most accessible neighbourhoods.

Step inside to find foyer with large entry closet, leading into a bright living/dining room and patio doors that open onto your own private concrete patioâ€"recently redone and complete with a gate, creating a secluded outdoor retreat.

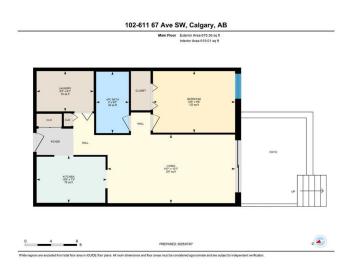
The kitchen is equipped with stainless steel appliances including a fridge, stove, and hood fan, plus ample cabinet and counter space for meal prep and storage. A generous bedroom with a deep closet, a full bathroom with spacious vanity, and an oversized laundry/storage room with newer washing machine complete the interior.

This quiet building also includes a secure parkade parking stallâ€"a true bonus in this area.

LOW CONDO FEES of \$416.87/month cover building insurance and all utilities except electricity, making this a budget-friendly choice for first-time buyers, investors, or downsizers. This property is located on a treelined street in







the community of Kingsland, with many established homes and condo buildings, as well as a host of brand-new developments. This location offers incredible access across the city, with Downtown Calgary a 10-minute drive, and Rockyview Hospital just 5 minutes away.

Check out the virtual tour and then book your viewing to find out why this could be a smart move for you!

Built in 1983

#### **Essential Information**

MLS® # A2237762 Price \$217,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 619

Acres 0.00

Year Built 1983

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 102, 611 67 Avenue Sw

Subdivision Kingsland

City Calgary
County Calgary
Province Alberta
Postal Code T2V 0M3

**Amenities** 

Amenities Parking, Trash

Parking Spaces 1

Parking Parkade, Assigned

#### Interior

Interior Features Storage

Appliances Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Heating Baseboard, Natural Gas

Cooling None

# of Stories 2

### **Exterior**

Exterior Features Other

Roof Asphalt Shingle, Membrane Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed July 8th, 2025

Days on Market 1

Zoning M-C1

# **Listing Details**

Listing Office 2% Realty

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