

# \$280,000 - 205, 1001 68 Avenue Sw, Calgary

MLS® #A2259721

**\$280,000**

2 Bedroom, 2.00 Bathroom, 1,066 sqft  
Residential on 0.00 Acres

Kelvin Grove, Calgary, Alberta

Offering over 1,000 sq. ft. of living space, this well-appointed 2-bedroom, 1.5-bathroom condo presents an excellent opportunity in one of Calgary's most conveniently located communities. Thoughtfully updated with modern touches while maintaining its character and solid foundation. This home is ideal for first-time buyers, those looking to downsize, or investors seeking a reliable addition to their portfolio. Kelvin Grove is a wonderful community Located just off Elbow Drive and Glenmore Trail; only 5 minutes to Chinook Mall!

The layout is both practical and spacious, featuring a large, open-concept living and dining area that provides flexibility for both everyday living and entertaining. The kitchen flows seamlessly into the main space, complete with new dishwasher and pantry storage. Generous windows and huge 30ft long balcony invite in loads of natural light. This unit is east facing which is perfect if you love sunny peaceful mornings out on your massive patio. Both bedrooms are a great size, including the primary suite with its convenient 2-piece en suite bathroom, large walk in closet with built in organization, and a very generous sized floor plan. The main 4-piece bathroom complete with tub and shower combo has been refreshed with updated vanities and fixtures, ensuring a clean and modern feel. The large in unit storage space is big enough to convert into a flex room



or den which would make a handy private home office space. Plus another full storage locker is assigned to this condo in the basement along with designated parking in the lot for yourself and visitors alike. You certainly will have plenty of space for all your needs here in Kelvin Grove.

Updates include flooring, paint throughout, modern light fixtures, newer dishwasher, and upgraded bathroom vanities, offering a tidy and convenient move-in-ready option for the next proud owner.

This professionally managed and well established building provides secure entry, landscaping, well-maintained common areas, and the convenience of an elevator, making it an attractive option for residents of all ages. Kelvin Grove is a true hidden gem, a well established, centrally located neighbourhood, known for its quiet tree-lined streets, proximity to transit, shopping, chinook mall, schools, and quick easy access to many major roadways, offering both comfort and supreme convenience to residents of this fantastic community.

This exceptionally priced condo represents outstanding value given its size, updates, and prime location. A rare opportunity to own in a community that's considered to be a hidden gem of Calgary's Southwest. Call and book a showing with your REALTOR today!

Built in 1978

### **Essential Information**

MLS® #	A2259721
Price	\$280,000
Bedrooms	2
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	1,066
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	205, 1001 68 Avenue Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4X1

### **Amenities**

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

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel

Construction Wood Frame, Wood Siding

### **Additional Information**

Date Listed September 25th, 2025

Days on Market 2

Zoning M-C1 d75

### **Listing Details**

Listing Office The Real Estate District

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