

# \$189,900 - 8, 609 67 Avenue Sw, Calgary

MLS® #A2219775

**\$189,900**

1 Bedroom, 1.00 Bathroom, 516 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

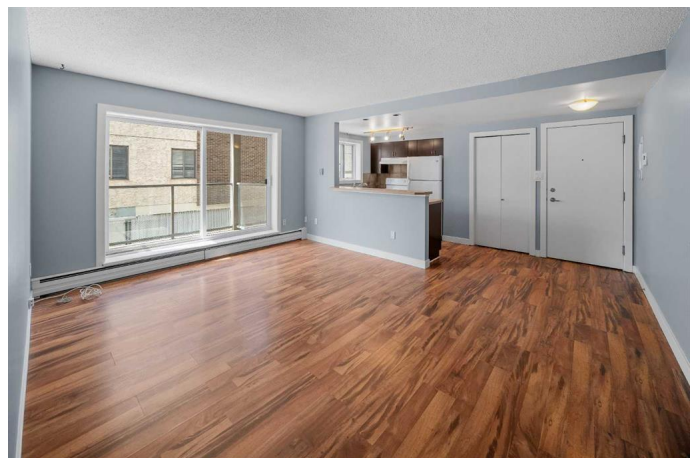
PERFECT FOR FIRST TIME HOME BUYERS OR A SAVVY INVESTOR, AND IN AN IDEAL LOCATION! Located in the desirable community of Kingsland! This corner unit 1 bedroom is the perfect place to call home. Featuring a open concept and functional floor plan with modern flooring throughout, and was just freshly painted! 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 bbqâ€™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!

Built in 1964

## Essential Information

MLS® #

A2219775



|                |                   |
|----------------|-------------------|
| Price          | \$189,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 516               |
| Acres          | 0.00              |
| Year Built     | 1964              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8, 609 67 Avenue Sw |
| Subdivision | Kingsland           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3C 0P1             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 1                       |
| Parking        | Assigned, None, Outside |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, European Washer/Dryer Combination |
| Heating           | Baseboard, Natural Gas                                                      |
| Cooling           | None                                                                        |
| # of Stories      | 3                                                                           |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Tar/Gravel                |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | M-C1          |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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