

# \$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

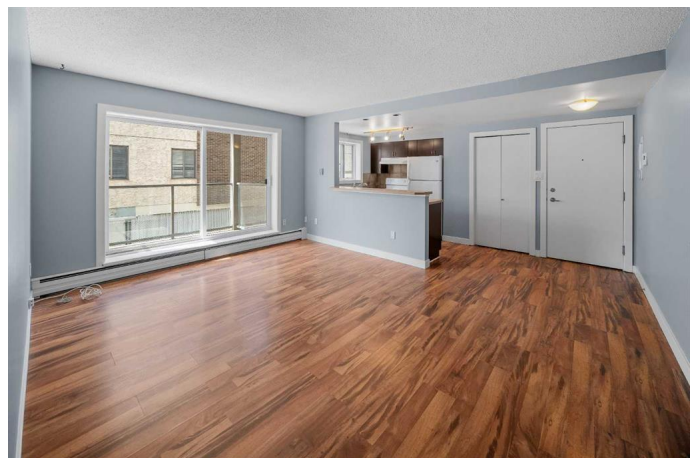
PERFECT FOR FIRST TIME HOME BUYERS OR A SAVVY INVESTOR, AND IN AN IDEAL LOCATION! Located in the desirable community of Kingsland! This corner unit 1 bedroom is the perfect place to call home. Featuring a open concept and functional floor plan with modern flooring throughout, and was just freshly painted! 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, European Washer/Dryer Combination, Refrigerator
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	51
Zoning	M-C1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.