

# \$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!**

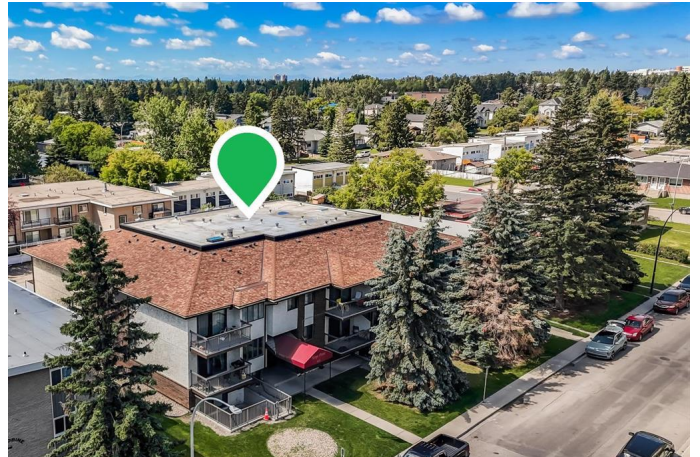
Discover unbeatable value in this well-designed and spacious 1 bedroom apartment, perfectly located just steps from Chinook Mall and the Chinook C-Train Station. With a smart, functional layout with plenty of storage and thoughtful updates, this home offers comfortable and convenient living in one of 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 patio—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 stall—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	Assigned, Parkade

## 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	23
Zoning	M-C1

## Listing Details

Listing Office	2% Realty
----------------	-----------

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.