3 609 67 Avenue SW

Calgary | Active | MLS® A2351837

$140,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1964**	**511.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this beautifully renovated, TOP FLOOR, 1-bedroom condo in the centrally located community of Kingsland!

Thoughtfully updated throughout, this stylish and inviting home features a FULLY UPGRADED KITCHEN complete with CUSTOM CABINETRY, STONE COUNTERTOPS, a NEW SINK, and BRAND NEW APPLIANCES. The bathroom has also been completely refreshed with a NEW BATHTUB, TOILET, VANITY CABINETRY, and UPGRADED VENT FAN. FRESH PAINT throughout and durable VINYL PLANK FLOORING with no carpet anywhere create a bright, modern, and cohesive feel. The functional layout offers comfortable living spaces, ample storage throughout, and the added convenience of IN-SUITE LAUNDRY with a NEW WASHER/DRYER unit.

Step outside onto your WEST FACING BALCONY, where you can soak up the afternoon and evening sunshine. For added convenience, an ASSIGNED PARKING STALL is located directly outside the building, making coming and going a breeze.

Situated in a well-managed, PET FRIENDLY BUILDING, with condo fees that include everything except electricity, this home offers excellent value and peace of mind. Enjoy an unbeatable central location just minutes from shopping, restaurants, transit, and everyday amenities, with quick and easy access to downtown. Whether you're a first time buyer, downsizer, or investor, this move-in-ready condo is a fantastic opportunity to enjoy low maintenance living in an established, convenient neighbourhood!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351837
Bedrooms	1
Bathrooms	1
Year Built	1964
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	511.65 sq. ft.
Condo Fee:	$537.40
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	1964 (Age: 62)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0710476
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel

Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Leased, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Kingsland
Amenities:	Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 15'11" × 11'10" ·
Main Floor	Kitchen · 8'7" × 7'11" ·
Main Floor	Bedroom · 10'8" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Open Floorplan, Storage
Exterior Features:	Balcony, Courtyard

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-609-67-avenue-sw-calgary-a2351837/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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