

\$629,900 - 745 80 Avenue Sw, Calgary

MLS® #A2085725

\$629,900

4 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Step into a delightful classic charm bungalow nestled in the community of Kingsland. This home features 4 bedrooms and 2.5 bathrooms, ensuring ample space for both family and guests. Inside, comfort meets openness as you're welcomed by a gas fireplace, perfect for cozy nights in. The air conditioning ensures a refreshing atmosphere during those warmer months. Sunlight pours generously into the sunroom, an ideal spot for morning coffees or evening relaxation. The living room and kitchen gleam with the addition of new glass doors, providing an elegant feel throughout. The kitchen, which has been updated with a new stove and microwave offers a large window, letting you gaze out onto the south-facing backyard. Speaking of the backyard, it's a personal oasis with an enlarged wooden deck – the ideal setting for barbecues or lazy Sunday afternoons. And for those who prefer shade, the awning-covered back porch provides a serene setting. The ensuite bathroom features the washer and dryer for easy access. This bungalow's core elements have been reinforced with an upgraded furnace, roof, water softener, and air conditioning system, ensuring peace of mind for years to come. The option is endless for design in the partially finished basement with another washer and dryer set. And for families, Kingsland's community setting is the cherry on top. With schools, parks, and shops within close proximity, everything you need is just a stone's throw away. Experience the



blend of vintage charm and modern comforts
with this Kingsland gem. It's more than a
house—it's a place to call home.

Built in 1957

Essential Information

MLS® #	A2085725
Price	\$629,900
Sold Price	\$628,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	745 80 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear

Interior

Interior Features	French Door, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s), Private Yard
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	November 2nd, 2023
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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