

\$775,000 - 709 67 Avenue Sw, Calgary

MLS® #A2094271

\$775,000

6 Bedroom, 4.00 Bathroom, 1,907 sqft
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome to this exceptional duplex in Kingsland, an emerging inner-city area brimming with potential. Ideal for families, first-time buyers, or savvy investors, this property offers a unique combination of modern living and investment opportunity.

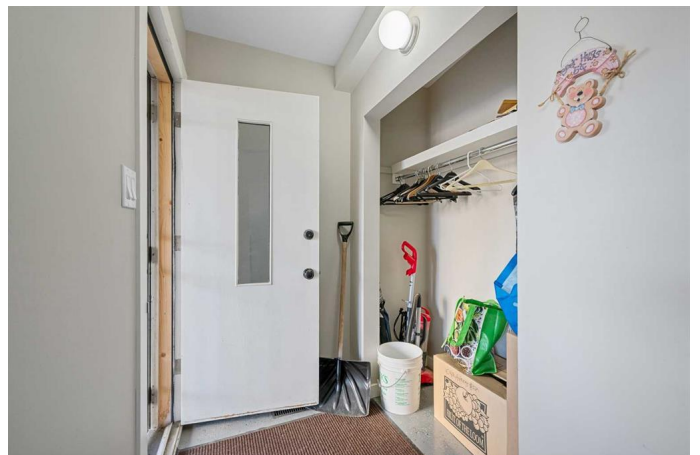
709A - Modern Living at Its Best: 3 bedrooms
2 baths

Enter 709A to find a space that radiates modern elegance and practicality. The durable vinyl flooring is not just pleasing to the eye but also effortless to maintain and refurbished hard wood retains the original character of the home. What's more, the upgraded insulation, featuring spray foam between units, ensures energy efficiency and a peaceful living environment. This side of the duplex is completely renovated and ready for you to move in and start your new chapter.

B Side - Your Canvas for Creativity: 3 bedrooms 1 bath (1 more bath roughed in)
The B side of the duplex presents a fantastic opportunity for those looking to put their personal stamp on a property. It's ready for a makeover that suits your taste and style – a chance to increase its value whether you choose to live in it or rent it out. The kitchen already includes upgraded stainless appliances, including a gas range. The back yard features a large deck and pergola, perfect for warm evenings and the hot tub.

Convenience and Comfort Combined:

This property doesn't just stop at comfortable living spaces. It includes a triple detached,



heated garage plus a carport – a luxury in the inner city. The location is just as impressive, with local schools, the bustling Chinook Centre for all your shopping needs, and easy access to Glenmore Trail. Plus, with the C train and other transit options close by, commuting is a breeze in Kingsland.

A Great Choice for Investors:

Considering the dual potential of renting or residing, this duplex stands as a smart investment in an up-and-coming area. It's not just a place to live; it's an opportunity to grow your financial future.

See the Potential for Yourself:

Are you ready to explore this unique property? Book your private showing SOON and see firsthand what makes this Kingsland duplex a standout investment.

Built in 1960

Essential Information

MLS® #	A2094271
Price	\$775,000
Sold Price	\$802,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,907
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	709 67 Avenue Sw
Subdivision	Kingsland
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2V 0M4

Amenities

Parking Spaces	4
Parking	Alley Access, Carport, Garage Faces Rear, Heated Garage, Oversized, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Closet Organizers, Laminate Counters, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Gas Range, Refrigerator, Washer
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 23rd, 2023
Date Sold	November 28th, 2023
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
----------------	------------------------

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.