

\$479,900 - 732 69 Avenue Sw, Calgary

MLS® #A2137749

\$479,900

3 Bedroom, 4.00 Bathroom, 1,169 sqft

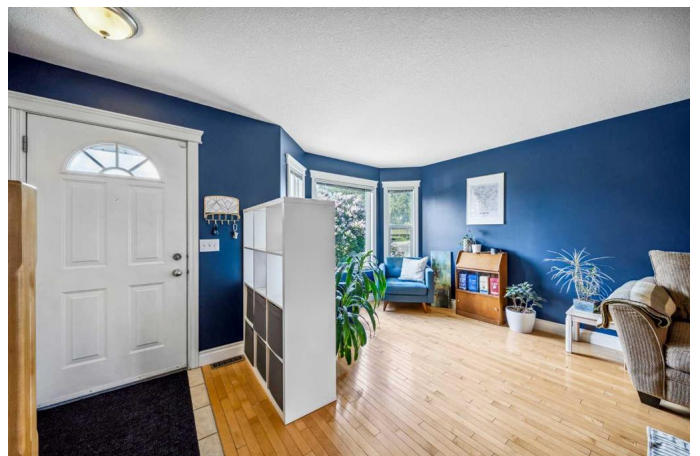
Residential on 0.07 Acres

Kingsland, Calgary, Alberta

OPEN HOUSE - JUNE 15 (Saturday) 1-4pm.
Welcome to this beautiful semi-detached home in the community of Kingsland, perfectly situated with excellent access to amenities including Chinook mall, schools and restaurants. This property also provides easy access to Macleod Trail, Glenmore Trail, and Elbow Drive making your commute a breeze. This home offers 3 spacious bedrooms each with their own 4 pce ensuite. No condo fees!

Step inside to a functional and convenient open floor plan that offers a spacious living area, kitchen with raised breakfast bar and dining room. The backyard is easy access from the kitchen and offers an upper and lower deck for entertaining. A convenient powder room completes the main floor. The well-appointed kitchen offers an electric stove, stainless steel fridge and dishwasher and a drinking water filtration system. Upstairs you'll find fresh carpet throughout and a new upstairs laundry area complete with side by side washer and ductless dryer. The primary bedroom has a spacious walk in closet and a 4 pce ensuite. The second bedroom with another 4 pce ensuite complete the second level. The basement offers a living room, storage, and a third spacious bedroom with yet another 4 pce ensuite.

The backyard is fully fenced and leads to a concrete parking pad that comfortably fits 2 vehicles.



This property represents one of the best inner-city values on the market, combining location, convenience, and quality. Don't miss the opportunity to make this exceptional Kingslands home your own. Book a showing today!

Built in 2004

Essential Information

MLS® #	A2137749
Price	\$479,900
Sold Price	\$544,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,169
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	732 69 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0P2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 28th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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