

630 69 Avenue SW
Calgary, Alberta

MLS # A2311100



\$499,900

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	909 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this charming and well-maintained 900 square foot semi-detached home in the highly desirable community of Kingsland. Featuring 3 bedrooms, 2 full bathrooms, an illegal basement suite, and a single detached garage, this property offers incredible value for first-time buyers, investors, or those looking for mortgage helper potential. The bright and inviting main floor features a functional layout with large windows that fill the space with natural light. The spacious living room flows seamlessly into the dining area and kitchen, offering plenty of cabinet and counter space for everyday living and entertaining. Two generously sized bedrooms and a full bathroom complete the upper level. Downstairs, the illegal basement suite with a separate living area provides added flexibility and income potential. Featuring an additional bedroom, full bathroom, kitchen, and living space, it's perfect for extended family, guests, or tenants. Outside, enjoy the fully fenced backyard with ample space for outdoor gatherings, gardening, or relaxing summer evenings. The single detached garage adds convenience and additional storage space. Located on a quiet street in the established community of Kingsland, this home is just minutes from schools, parks, shopping, transit, and major roadways, with quick access to Chinook Centre, Macleod Trail, and downtown Calgary. Whether you're looking for a place to call home or a fantastic investment opportunity, this property checks all the boxes. Book your private showing today!