

723 75 Avenue SW
Calgary, Alberta

MLS # A2322284



\$876,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: Lower level washer/dryer, refrigerator, microwave, double hot plate. All window coverings, 2 TV wall mount brackets, 2 smart door bells, shelving in the garage, pergola in rear yard.

An incredible opportunity awaits in this fully transformed bungalow, positioned on a spacious, sun-filled lot. Presently thriving as a profitable short-term rental, the double unit layout offers immense flexibility- allowing you to lease the levels independently, maximize Airbnb returns (currently booked approximately 75-80% of the year), host extended family with ease or accommodate multigenerational living. The interior boasts a modern aesthetic and crisp, light filled spaces. The main floor's brick fireplace anchors the living room creating a relaxed atmosphere, while a large window allows in plenty of natural light. The kitchen has ample counter and storage space, stainless steel appliances and an extra deep island with counter seating. This main floor also features two bedrooms, including a primary retreat with space for king size furniture, a walk through closet and a full ensuite with separate shower, tub and dual vanity. A designated dining area that could also be used as a home office, a second full bathroom and laundry round off the main floor. The fully developed lower level features a separate entrance leading to an independent illegal suite with kitchenette, a very spacious living area, two additional, good sized bedrooms and two bathrooms including an ensuite. This level also has its own laundry room. The south-facing rear yard provides an exceptional outdoor footprint for entertaining and recreation with a paved patio and lots of green space. A rarity - vehicle storage is extensive, pairing a front drive way with the detached rear double garage makes it ideal for car enthusiasts or to store recreational gear. Tucked between Elbow Drive and McLeod trail, this location delivers effortless commuting. Residents are mere minutes from Chinook Centre, the Heritage LRT station, area schools, and the expansive trail networks surrounding the Glenmore Reservoir.

Whether configured as a cash-flowing asset or a central family haven, this property delivers options. Note: The owner will entertain selling the home fully furnished, making this a truly seamless, turn-key opportunity from day one, please reach out to the list agent for more details.