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723 75 Avenue SW
Calgary, Alberta

MLS # A2322284



$829,000

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. Designed with exceptional versatility in mind, this residence is tailored for growing families, multigenerational living, or buyers looking for a mortgage-helper lower-level space. The main interior boasts a crisp, contemporary aesthetic, an inviting living room anchored by a cozy brick fireplace and a large front window. The well-appointed kitchen features ample counter and storage space, stainless steel appliances, and an extra-deep island with counter seating for easy family mornings. The main floor offers two well appointed bedrooms, including an impressive primary retreat with room for king-sized furniture, a walk-through closet, and a private ensuite complete with a dual vanity, soaking tub, and separate shower. Rounding out the main level is a second full bathroom, dedicated laundry, and a versatile dining space that easily functions as a bright home office. The fully developed lower level provides complete independence with its own separate entrance, making it an ideal private setup for extended family, live-in grandparents, adult children, or long/short-term tenants. This level features a kitchenette, an expansive living area, two good-sized bedrooms, and two full bathrooms, including an ensuite. Complete with its own dedicated laundry room, the lower suite ensures both comfort and privacy for every resident. Outside, the south-facing rear yard offers a space for family fun and entertaining, featuring a paved patio and plenty of green space for children and pets. Vehicle parking and storage are abundant, pairing a long side driveway with a detached rear double garage, easily accommodating multiple vehicles, or outdoor recreational gear. Minutes from Chinook Centre, the Heritage LRT station, local schools, and the expansive trail networks around

the Glenmore Reservoir. Whether utilized as a central family haven or a multi-unit layout to support long-term living goals, this property offers incredible lifestyle options.

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