

836 69 Avenue SW
Calgary, Alberta

MLS # A2334334



\$545,000

Division:	Kingsland		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,357 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

An exceptional site-value offering in a high-demand, transitioning corridor. Located at 836 - 69 Avenue SW, this mid-block lot features a southerly exposure directly facing a local elementary school and sits comfortably outside the 2013 Calgary flood fringe zone. Surrounded by a thriving mix of newer townhomes, luxury infills, and side-by-side duplexes, the best use of this site points directly toward future re-development. In the meantime, the existing bungalow-plus-loft home offers a functional 3-bedroom, 1-bathroom above-grade layout with a modestly developed basement family room, offering steady rental utility or a comfortable space while you finalize your blueprints. Capitalize on the steady neighborhood demand and secure your next project today!