



GRASSROOTS
REALTY GROUP

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724 80 Avenue SW
Calgary, Alberta

MLS # A2227605



\$719,900

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Single Garage Detached, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge in the Basement.

Welcome to this charming and tastefully updated 5-bedroom, 2-bathroom bungalow offering nearly 2,000 sq. ft. of developed living space - ideal for families, multi-generational living, or investors seeking strong potential. Perfectly located on a quiet, sought-after street in the heart of Kingsland and directly across from a park, this home delivers a rare combination of tranquility and convenience. Step inside through a BRAND-NEW front door to find a bright, modern interior featuring fresh paint, stylish NEW VINYL PLANK FLOORING and BASEBOARD throughout, a FULLY RENOVATED KITCHEN with brand-new cabinetry, elegant quartz countertops, sleek stainless steel appliances, a sliding barn door, and contemporary lighting. The OPEN-CONCEPT main floor boasts a welcoming living room, sunny dining area with a breakfast bar, three spacious bedrooms, and a modern 4-piece bath. A SEPARATE SIDE ENTRANCE entrance leads to the fully developed lower level, featuring a spacious family room, two additional bedrooms with egress windows, and a 3-piece bathroom - a perfect setup for extended family or potential secondary suite (subject to City approval and permitting). Set on an oversized 60' x 100' R-CG ZONED lot, the exterior offers a beautifully landscaped and fully fenced backyard with a covered deck and patio area - perfect for entertaining. Additional updates include NEW 30-year SHINGLES on both the house and garage (2024) and newer windows. The partially interlocked front driveway enhances curb appeal and provides convenient off-street parking. Enjoy an unbeatable location just a short walk from the Heritage C-Train Station, Macleod Trail, Elbow Drive, and Chinook Centre. Close proximity to top-rated schools and everyday amenities makes this home a standout. This is a rare opportunity to own a move-in-ready home in one of

Calgary’s most desirable communities. Book your private showing today!