



GRASSROOTS
REALTY GROUP

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825 68 Avenue SW
Calgary, Alberta

MLS # A2240981



\$649,500

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1951 (74 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Driveway, Front Drive, Garage Faces Front, Off Street, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: Fridge, Gas Stove and Hood fan in basement

Incredible opportunity for investors or dual family living space! Situated in the popular community of Kingsland with close proximity to schools, shopping, transit, parks, playgrounds and only minutes from downtown and Chinook Centre. Offering an attached single garage, 3+2 bedrooms and 2 full bathrooms featuring vinyl plank flooring and modern neutral tones throughout. The main floor greets you with an open living/dining area, a spacious kitchen, 3 bedrooms and a 4-piece bathroom. The basement, with it's own entrance, has been developed with an illegal suite and contains a kitchenette, family room, 2 bedrooms, 3 -piece bathroom and laundry room. The spacious backyard is complete with a good-size deck and ample space to build a double garage or park your boat or RV. The lot is zoned R-C2 allowing for the future potential for an attached unit or other building options. Fantastic value - don't miss out!