



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**805 67 Avenue SW**  
**Calgary, Alberta**

**MLS # A2247153**



**\$699,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Fully renovated and move-in ready! This 3 bed, 2 bath bungalow in Kingsland sits on a massive 6,114 sq ft lot (50 x 122) and has a double detached garage plus a driveway long enough for your RV. Inside, everything's new—luxury vinyl floors, windows, lighting, and fresh paint. The main floor's open layout shows off a beautifully redone kitchen with full-height cabinets, stainless steel appliances, quartz counters, and plenty of space to cook and entertain. Gas has been hooked up, so replacing to a gas stove will be easy! There are 2 bedrooms upstairs—the primary has a barn-door closet, and the second has built-in wall cabinets. The main bath is just as sharp, with subway tile, a full-width mirror, and quartz counters. Downstairs, there's a separate side entrance to an illegal suite with a bedroom, renovated bathroom, kitchen, rec room, and flex space. Perfect for extended family, guests, or extra income. Step outside to your own private oasis—a sunny, south-facing backyard with mature trees, beautiful landscaping, and plenty of space to relax or host summer get-togethers. Kingsland is one of Calgary's most convenient neighbourhoods—just minutes from Chinook Centre, Glenmore Trail, Macleod Trail and Deerfoot Trail. It is also very convenient to access the Chinook LRT and Heritage LRT Stations, with the added convenience of the #3 bus to downtown. You've got schools, parks, shops, and restaurants all nearby, plus quick access downtown or out of the city. Rental income can be \$1500 for the basement, and \$2200 for the upper level! For more information and photos, click the links below: