805 67 Avenue SW
Calgary, Alberta

MLS # A2247153

$649,900

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

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

Inclusions:	N/A

Back on Market This fully renovated bungalow sits on a 6,114 sq ft lot (50 x 122) and is set up to generate immediate rental income. The main level features 2 bedrooms, a modern kitchen with quartz counters, stainless appliances, and full-height cabinets, plus a renovated 4-piece bath. A separate side entrance leads to an illegal basement suite with 1 bedroom, full bath, kitchen, and spacious living area. Projected rental income is approximately $2,200/month upstairs and $1,500/month downstairs, creating solid cash flow in a sought-after location. Recent updates include luxury vinyl flooring, new windows, fresh paint, lighting, and completely redone bathrooms and kitchens. The property also offers a double detached garage, a long front driveway with RV parking, and a sunny south-facing backyard with mature trees. Kingsland is one of Calgary’s most convenient communities, with quick access to Chinook Centre, Macleod Trail, Glenmore Trail, Deerfoot, and public transit including Chinook and Heritage LRT stations. Schools, parks, shopping, and restaurants are all nearby, making this an attractive option for tenants and a smart hold for investors. For more information, photos, and a 360 tour click the links below!