



GRASSROOTS
REALTY GROUP

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832 68 Avenue SW
Calgary, Alberta

MLS # A2261840



\$499,900

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,354 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: N/A

Welcome to this bright and spacious four-bedroom semi-detached home in the heart of Kingsland. Designed for comfortable family living, it offers an ideal blend of functionality, storage, and natural light throughout. The main level features a welcoming living room with a beautiful marble gas fireplace and large south-facing windows that fill the space with sunshine. The kitchen provides good counterspace for meal preparation plus ample cabinet storage. A dedicated spacious dining room is perfect for everyday meals or entertaining. Completing this level is a two-piece powder room and a large closet at the rear door. Move to the upper level to discover a roomy primary bedroom with a 2 piece ensuite and double closets. There are two good-sized secondary bedrooms plus a full four-piece family bathroom - lots of room for a growing family. The fully finished basement adds excellent versatility with a spacious recreation or games room, an additional bedroom or office, a beautifully renovated three-piece bathroom, laundry, and a dedicated storage area. Outside, enjoy a private fenced yard with mature trees, perfect for kids, pets, or gardening. Kingsland is loved for its convenient location, close to parks, schools, shopping, and transit. With four bedrooms, two full and two half bathrooms, and plenty of space for everyday living, this well-maintained home is the perfect balance of comfort and inner-city convenience.