



GRASSROOTS
REALTY GROUP

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706 68 Avenue SW
Calgary, Alberta

MLS # A2276364



\$450,000

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	937 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: second fridge and stove in basement

Investor Alert in Kingsland! This 1/2 duplex offers excellent potential in one of Calgary's established inner-city communities. Built in 1960, the home features a total of 4 bedrooms and 2 full bathrooms, with an illegal basement suite—ideal for investors or buyers looking for a value-add opportunity. The main floor showcases hardwood flooring and charming beamed ceilings, adding character you don't often find in homes of this era. The basement includes a secondary living space with shared laundry. All windows were replaced in 2011 when the basement suite was developed, providing added value and peace of mind. The property does require work, making it a great candidate for renovation, rental optimization, or long-term hold. Outside, you'll find two rear parking stalls with back alley access, adding convenience and tenant appeal. Located close to amenities, transit, and major roadways, this Kingsland property presents a solid opportunity for those ready to unlock its full potential.