



**818 68 Avenue SW
Calgary, Alberta**

MLS # A2295329



\$670,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Block	Utilities:	-
Features:	Granite Counters, Kitchen Island, Separate Entrance		

Inclusions: NONE

Visit Multimedia Link for more details, including Floorplans. ATTENTION: BUILDERS, DEVELOPERS, & INVESTORS! Boasting a 50' x 122' parcel with a HUGE backyard, Generate rental income while planning or simply live up and rent down in this Beautiful Bungalow. Recently rezoned to H-GO (Housing - Grade Oriented), this lot offers exceptional density potential for rowhouses or townhomes (subject to city approvals). The existing beautiful bungalow features a legal basement suite with separate entrances and separate laundry. Well-maintained over the years, previous renovations include newer windows, electrical panel, hot water tank, and furnace/humidifier. The 2-bedroom upper Level feature NEW CARPET, renovated kitchen, and a massive open-concept living/dining area. Both bedrooms are spacious, with the primary bedroom boasting a built-in custom entertainment shelf. They share a main 4-piece bath with a shower/tub combo. The lower legal suite contains two additional bedrooms with laminate and carpeted flooring throughout, featuring a unique layout that sets it apart from typical basement suites. The expansive, fully fenced backyard includes a large green space, a single detached garage, and a fully enclosed shed/carport with a garage door. Located in a quiet community close to schools, parks, and all amenities. Just minutes to Chinook Mall with quick access to Macleod/Glenmore Trail, Elbow Drive, and LRT transit. Don't miss out on this property's massive potential. call your favorite REALTOR today!