



717 67 Avenue SW
Calgary, Alberta

MLS # A2299446



\$475,000

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	953 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, See R		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Rolled/Hot Mop, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Solid duplex located in the established inner city SW community of Kingsland, offering a great opportunity for investors, renovators, or buyers looking to add value. This property is in need of a renovation, but it provides a strong foundation and excellent potential to suite the basement once you get the right approvals. Featuring 3 of 4 levels developed, the home has good bones including a concrete block party wall for added durability and sound separation, an open wood beam with vaulted ceilings that bring natural light into the main living space. Mechanical updates include a newer hot water tank and High Efficiency furnace. The layout offers flexibility, with a separate side entrance to the lower level where a large bedroom and 3-piece bathroom are already in place, presenting potential for future legal suite development (subject to approvals). The unfinished fourth level provides additional space for expansion. Outside, the private, fenced, south-facing backyard offers room to build a garage, along with existing off-street parking. Located in a convenient and well connected area close to amenities, transit, and major routes, this property presents a compelling opportunity for those looking to renovate, invest, or reposition a property in a desirable inner city location.