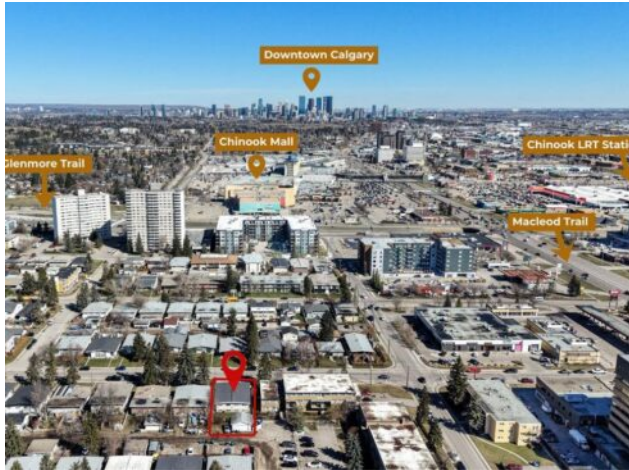




617 69 Avenue SW
Calgary, Alberta

MLS # A2303221



\$840,000

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,019 sq.ft.	Age:	1966 (60 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Front Yard, Interior Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Full side-by-side duplex on one title, situated on a 51' x 117' MC-1 zoned lot in the community of Kingsland. Each unit offers approximately 1,000 sq. ft. above grade plus 960 sq. ft. below, providing excellent flexibility and future potential. The lower levels are not currently suited. Each unit features a functional layout with a kitchen, living room, 2 bedrooms, and 1 full bathroom on the main floor, plus 2 additional bedrooms and 1 full bathroom in the lower level. Unit 617 is vacant and easy to show, while Unit 619 is tenant occupied until the end of April and offers a similar layout. With vacant possession available, this property presents multiple opportunities, whether as a revenue property, renovation project, or future redevelopment opportunity. Conveniently located near Chinook Centre, public transit, schools, major transportation routes, and just minutes from downtown Calgary.