# \$699,999 - 645 69 Avenue Sw, Calgary

MLS® #A2214374

# \$699,999

4 Bedroom, 2.00 Bathroom, 974 sqft Residential on 0.07 Acres

Kingsland, Calgary, Alberta

Fully renovated and upgraded duplex with two bedroom in the basement. Ideally located just minutes from Chinook Centre, this sun-drenched, south-facing home seamlessly blends comfort, style, and convenience. Step inside to discover luxury vinyl flooring throughout the main level, where an open-concept living and dining area is bathed in natural light from a large picture window overlooking the front yard. The stunning renovated kitchen features granite countertops for everyday living and entertaining. Two generously sized south-facing bedrooms complete the main floor, providing bright, sun-filled retreats.

The lower-level basement accessible through a private exterior entrance, is equally impressive. Complete with its own separate laundry, this bright and airy basement offers two additional south-facing bedrooms, luxury vinyl plank flooring throughout, and a functional, open layout â€" ideal for tenants, extended family, or a flexible living arrangement.

Additional features include two rear parking pads accessed via the back lane. This prime location offers walking distance to Chinook Centre, theaters, recreational facilities, scenic walking trails, schools, and provides easy access to Macleod Trail and all amenities. Whether you're seeking a flexible living arrangement, a mortgage helper, or an investment opportunity, this property is a must-see!







## **Essential Information**

MLS® # A2214374 Price \$699,999

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 974

Acres 0.07 Year Built 1958

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

# **Community Information**

Address 645 69 Avenue Sw

Subdivision Kingsland
City Calgary
County Calgary
Province Alberta

Postal Code T2V 2H1

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Off Street, Parking Pad

# of Garages 2

## Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home, No Smoking Home,

Separate Entrance

Appliances Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features Lighting, Private Entrance Lot Description Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 54

Zoning MC1

# **Listing Details**

Listing Office Homecare Realty Ltd.

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