

# \$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 – 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!



Built in 1958

## 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 | 7                |
| Zoning         | MC1              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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