\$699,999 - 643 69 Avenue Sw, Calgary

MLS® #A2213421

\$699,999

4 Bedroom, 2.00 Bathroom, 978 sqft Residential on 0.07 Acres

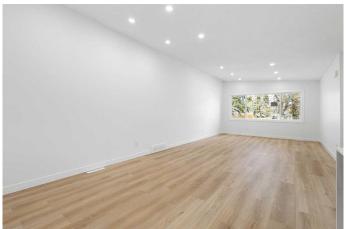
Kingsland, Calgary, Alberta

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® # A2213421 Price \$699,999

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 978

Acres 0.07

Year Built 1958

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

Community Information

Address 643 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 14

Zoning MC1

Listing Details

Listing Office Homecare Realty Ltd.

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