

# \$684,900 - 639 69 Avenue Sw, Calgary

MLS® #A2229838

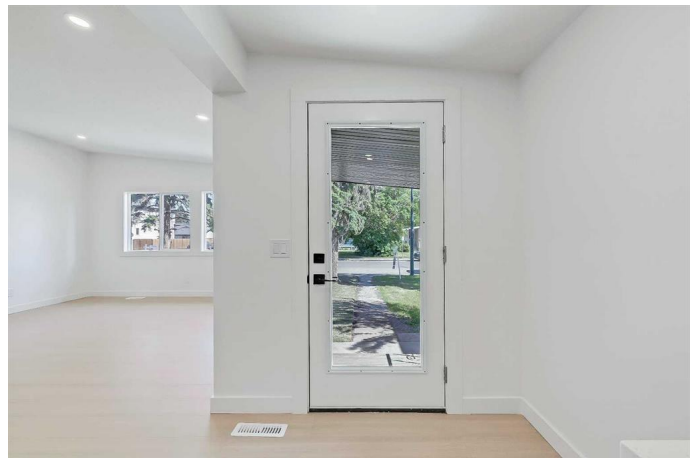
**\$684,900**

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.07 Acres

Kingsland, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING 3D TOUR & FLOORPLANS!\*** Fully renovated and move-in ready, this stylish semi-detached bungalow in Kingsland with a 2-BED BASEMENT LEGAL SUITEâ€”perfect for investors, multigenerational families, or buyers seeking rental income to offset their mortgage. No condo fees mean you enjoy the freedom of full ownership with fewer restrictions and lower monthly costs. Located just 3 minutes from Chinook Centre and surrounded by shopping, dining, and amenities along Macleod Trail, this home offers incredible convenience. Commuters will love the proximity to both Heritage and Chinook LRT stations (only 4 minutes away), plus easy access to Glenmore and Macleod Trail for smooth travel across the city. For investors, both sides of this renovated duplex are availableâ€”purchase one or secure the entire property for maximum flexibility and future rental potential. The upper suite showcases a bright, open-concept layout with vaulted ceilings, large windows, and engineered hardwood flooring throughout. The brand-new kitchen is equipped with quartz countertops, stainless steel appliances, a tile backsplash, and generous cabinetry. Two spacious bedrooms with built-in closets are tucked away from the main living areas, while the 4-piece bathroom offers quartz counters, tiled flooring, and a fully tiled tub/shower combo. Convenient in-suite laundry with a stacked washer/dryer completes this level. The



lower suite has its own private entrance and is fully legalized by the City of Calgary. Finished with luxury vinyl plank flooring, this beautifully updated space features a well-appointed kitchen with quartz counters and a tile backsplash, a dining nook, two bedrooms—including one oversized room with two large windows and built-in shelving—and a full 4-piece bathroom. Laundry rough-in is available in the mechanical room. Upgraded insulation throughout for energy efficiency and additional soundproofing between the suites for improved comfort and privacy. Enjoy the private, south-facing backyard—perfect for relaxing or catching some sun. A detached single garage and additional parking pad offer flexibility for parking or storage. Set in a mature, well-connected neighbourhood bordering Calgary’s inner city, Kingsland offers peaceful streets, quick access to Glenmore Reservoir and Heritage Park, and excellent access to schools, transit, and major roads. This is a fantastic opportunity to own a fully renovated home in a convenient location with income-generating potential. Book your private showing today!

Built in 1958

**Essential Information**

MLS® #	A2229838
Price	\$684,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.07
Year Built	1958
Type	Residential
Sub-Type	Semi Detached

Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	639 69 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P1

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	76
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX House of Real Estate
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