

# \$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	5
Zoning	MC1

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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