



GRASSROOTS

REALTY GROUP

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717 67 Avenue SW
Calgary, Alberta

MLS # A2299446



\$475,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Kingsland | | |
| Type: | Residential/Duplex | | |
| Style: | 4 Level Split, Attached-Side by Side | | |
| Size: | 953 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, See R | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Rolled/Hot Mop, Tar/Gravel | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | H-GO |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Solid duplex located in the established inner city SW community of Kingsland, offering a great opportunity for investors, renovators, or buyers looking to add value. This property is in need of a renovation, but it provides a strong foundation and excellent potential to suite the basement once you get the right approvals. Featuring 3 of 4 levels developed, the home has good bones including a concrete block party wall for added durability and sound separation, an open wood beam with vaulted ceilings that bring natural light into the main living space. Mechanical updates include a newer hot water tank and High Efficiency furnace. The layout offers flexibility, with a separate side entrance to the lower level where a large bedroom and 3-piece bathroom are already in place, presenting potential for future legal suite development (subject to approvals). The unfinished fourth level provides additional space for expansion. Outside, the private, fenced, south-facing backyard offers room to build a garage, along with existing off-street parking. Located in a convenient and well connected area close to amenities, transit, and major routes, this property presents a compelling opportunity for those looking to renovate, invest, or reposition a property in a desirable inner city location.