



710 69 Avenue SW  
Calgary, Alberta

MLS # A2322508



**\$780,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** TV Mounts on walls on main and upper floor are included. The TV mount in basement belongs to the tenants and will be excluded.

Are you are looking for a beautiful home that eases your cost of living? Or your next great investment? Or perhaps a multi-generational home in the central community of Kingsland? This exceptionally well-kept, semi-detached 2000 sq.ft. infill might be the perfect fit! With the upstairs 3 bedrooms, 2.5 baths PLUS a legal, 1 bed, 1 bath basement suite with it&rsquo;s own laundry, this is a turn key home. The basement is currently occupied by fantastic tenants, while the seller comfortably enjoys the >2000 sq.ft. on the spacious upper levels. Inside, you will be greeted by an airy, versatile layout boasting 9&rsquo;+ ceilings throughout, and excellent options for remote work&mdash;whether you set up a home office at the front of the house or utilize the upstairs flex office space. With handscraped hardwood floors, built in speakers throughout, upgraded kitchen with gas cooktop, wall oven, and custom drapes adorning the largest windows of the house, there is a sophistication and softness not to miss. The luxurious primary bedroom & ensuite serves as a private oasis, complete with its own sunny, south-facing deck. The vaulted ceilings and sizeable 2nd & 3rd bedrooms plus laundry and flex space. Outside, convenience rules with an insulated and drywalled double detached garage, plus an unbeatable location that places you within walking distance of Chinook Mall, the LRT station, and a quick, easy commute to downtown.