



GRASSROOTS
REALTY GROUP

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727 67 Avenue SW
Calgary, Alberta

MLS # A2324801



\$558,000

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	885 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	n/a
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Beautifully updated duplex in Kingsland, offering modern upgrades, luxury touches, and an unbeatable location close to all amenities. Situated on a quiet street and within walking distance to schools, parks, pathways, groceries, restaurants, transit, and everyday conveniences, this home delivers exceptional comfort and value. This duplex has undergone extensive improvements, including fresh flooring, new baseboards, quartz kitchen countertops, a new backsplash, updated lighting, new blinds, and fresh paint throughout. Exterior upgrades include a concrete-poured back pad, walkway, retaining wall, and a newer roof, adding both curb appeal and long-term durability. The main floor features a bright, open-concept layout with a gorgeous white kitchen complete with quartz countertops and modern finishes. Natural light fills the space, complemented by neutral LVP flooring that flows throughout the main level and basement. Upstairs offers two spacious bedrooms and a beautifully updated main bathroom. Every detail has been refreshed to create a clean, modern, and inviting atmosphere. A major highlight is the side entrance leading to the newly developed basement, making this home ideal for a primary residence or a high-quality rental. The lower level includes a large bedroom with a legal egress window and walk-in closet area, a generous living space, and a stunning full bathroom with an oversized walk-in shower. Outside, the poured concrete parking pad accommodates two vehicles and provides the perfect foundation for a future double garage. This property is well maintained, thoughtfully upgraded, and truly move-in ready. A beautifully updated duplex in a highly desirable location—perfect for homeowners or investors seeking style, comfort, and convenience.