



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

727 67 Avenue SW
Calgary, Alberta

MLS # A2332846



\$519,900

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

Move-in ready and loaded with quality upgrades, this exceptional Kingsland property is an outstanding opportunity for homeowners and investors alike. Offering modern style, functional living spaces, and a fantastic central location, this is a home you won't want to miss. Welcome to this beautifully renovated duplex in the heart of Kingsland, where modern updates, thoughtful design, and an unbeatable location come together. Tucked away on a quiet street, you'll enjoy being within walking distance of schools, parks, pathways, shopping, restaurants, transit, and all the everyday amenities you need. Extensively updated throughout, this home features luxury vinyl plank flooring, fresh paint, new baseboards, updated lighting, new blinds, quartz countertops, and a stylish new backsplash. Outside, you'll appreciate the newer roof, poured concrete parking pad, walkway, and retaining wall, adding both curb appeal and lasting value. The bright, open-concept main floor is designed for comfortable everyday living and entertaining. The stunning white kitchen is the centerpiece of the home, complete with quartz countertops, modern finishes, and plenty of workspace. Large windows fill the space with natural light, creating a warm and welcoming atmosphere. Upstairs, you'll find two generous bedrooms and a beautifully renovated full bathroom, offering a fresh, contemporary feel throughout. The separate side entrance leads to the professionally finished basement, providing excellent flexibility for extended family, guests, or future rental potential. The lower level offers a spacious bedroom with a legal egress window and walk-in closet area, a large family room, and an impressive full bathroom featuring an oversized walk-in shower. The rear concrete parking pad provides off-street parking for two vehicles and offers plenty of space for a future double garage if desired. New

electric panel and newer rin for a/cccc