



GRASSROOTS
REALTY GROUP

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836 69 Avenue SW
Calgary, Alberta

MLS # A2334334



\$575,000

Division:	Kingsland		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,357 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	H-GO
Utilities:	-

Inclusions: N/A

An exceptional site-value offering in a high-demand, transitioning corridor. Located at 836 - 69 Avenue SW, this mid-block lot features a southerly exposure directly facing a local elementary school and sits comfortably outside the 2013 Calgary flood fringe zone. Surrounded by a thriving mix of newer townhomes, luxury infills, and side-by-side duplexes, the best use of this site points directly toward future re-development. In the meantime, the existing bungalow-plus-loft home offers a functional 3-bedroom, 1-bathroom above-grade layout with a modestly developed basement family room, offering steady rental utility or a comfortable space while you finalize your blueprints. Capitalize on the steady neighborhood demand and secure your next project today!