



GRASSROOTS
REALTY GROUP

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809 68 Avenue SW
Calgary, Alberta

MLS # A2339915



\$679,999

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Storage		

Inclusions: Outdoor Shed, All White Cabinets + some shelving and tire rack in Garage, 6 bottle mini fridge upstairs, Hot tub

Welcome to 809 68 Ave SW, a beautifully renovated bungalow situated on an impressive 50' x 122' lot in the heart of Kingsland. Offering over 1100 sq ft on the main level with 2 bedrooms up and 2 additional bedrooms down, this home combines comfortable everyday living with an incredible backyard setup and a location that is hard to beat! The main floor features a spacious dining area, sunken living room with a gas fireplace, and an efficient kitchen complete with stainless steel appliances, double ovens, a NEW LG dishwasher, NEW FRIGIDARE Fridge, granite countertops, an eating bar and dedicated coffee station. The lower level is fully carpeted and offers a large recreation room, two additional bedrooms, a 3-piece bathroom and laundry with a new washer and dryer installed in February 2026. The storage room also provides plenty of built-in cabinetry and shelving. Step outside to approximately 550 sq ft of double-tiered deck with dedicated dining and lounging areas, a piped-in gas fire pit and overhead mood lighting. There is still plenty of room for your BBQ setup, along with raised garden and flower beds. Storage is no issue with a massive 16' x 10' custom-built shed with corrugated metal siding featuring high ceilings and built-in shelving, plus an additional 3' x 6' mini shed off the deck. The property also offers a 20' x 24' oversized insulated double garage in the rear and a newer concrete driveway/parking pad. Recent updates include shingles in 2018, furnace and A/C in 2020, gutters in 2023, and washer/dryer in 2026. Located just 3 blocks south of Chinook Centre and within walking distance to restaurants, parks, LRT Station and an elementary school, this is a fantastic opportunity to own a well-maintained home on a large lot in an established Calgary community! Call your favourite

realtor to book your showing today!