



GRASSROOTS
REALTY GROUP

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508 78 Avenue SW
Calgary, Alberta

MLS # A2343292



\$699,900

Division:	Kingsland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,610 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Shelves and Fridge in garage

Welcome to this updated two-story home with a LEGAL BASEMENT SUITE in the desirable community of Kingsland. Recent upgrades include Fresh Paint, new LVP flooring, a new Bathtub, and a new Bathroom countertop. Featuring 4 Bedrooms and 3.5 Bathrooms, this property is ideal for growing families, multi-generational living, or buyers seeking a mortgage helper. The main floor offers a bright Kitchen with a breakfast nook and bay window, a formal dining area, a spacious living room, and a versatile flex room—perfect for an office, games room, or family room. A laundry area and powder room complete this level. Upstairs, you’ll find 3 Bedrooms and a 4-piece Bathroom. The Primary Bedroom includes a private Ensuite and walk-in closet. The Legal basement suite features a separate entrance, full Kitchen with dishwasher, spacious Living area, 1 Bedroom, a 4-piece Bathroom, and separate Laundry. A single detached Garage completes the property. Conveniently located near shopping, parks, schools, Heritage LRT Station, and just a short drive from downtown Calgary. An excellent opportunity for homeowners and investors!