



GRASSROOTS
REALTY GROUP

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704 75 Avenue SW
Calgary, Alberta

MLS # A2348452



\$750,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Treed		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fixed Basketball Hoop

Welcome to this well-maintained bungalow offering over 1,200 sq. ft. above grade, 5 bedrooms, 2 bathrooms and a practical layout with plenty of room to grow. Lovingly cared for by the same owners for 25 years, this home offers the space and functionality families are looking for, along with several important updates already completed. The main floor features 3 bedrooms and a 4-piece bathroom, along with a bright and spacious living room highlighted by a classic brick fireplace and large windows that bring in plenty of natural light. The dining area offers ample space for family meals and gatherings, while the kitchen provides generous cabinetry, extensive counter space and a practical layout with a large window overlooking the yard. Downstairs, the basement adds even more usable living space with 2 additional bedrooms and a 3-piece bathroom, giving you options for teenagers, guests, a home office or additional family space. Several important updates have already been taken care of, including a new roof, hot water tank and mostly newer windows on the main level. Outside, the property offers a mature front yard, long driveway, attached garage and a private backyard with a large deck and patio area, giving you plenty of room to relax, garden, entertain or make the space your own. Located in an established neighbourhood close to schools, parks, playgrounds, recreation and everyday amenities, this is a home that offers space, functionality and a strong foundation for its next chapter.