



GRASSROOTS
REALTY GROUP

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728 71 Avenue SW
Calgary, Alberta

MLS # A2349122



\$1,099,000

Division:	Kingsland		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,118 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Off		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Dry Bar, No Smoking Home, Walk-In Closet(s)		

Inclusions: Bookcases, shed.

A truly unique opportunity in the heart of Kingsland - a warm and welcoming family home, a beautiful 60-foot-wide lot backing onto a park, and a professionally designed and built, one bedroom legal garage suite with its own address, private entrance and the feel of a completely separate home. Offering exceptional privacy, flexibility and investment potential, it's a rare combination and a property that would be difficult to duplicate. Tucked away on a quiet street, the main home has a wonderful warmth from the moment you step inside. A great deal of thought, care and energy has gone into creating a space that feels comfortable, welcoming and ready for its next owners to simply move in and enjoy. Thoughtful updates include an freshly updated kitchen with a stunning SMEG refrigerator, a brand new ensuite, refinished ceilings, a new spacious composite deck and numerous improvements throughout. The oversized backyard and park beyond add to the sense of space, while parks, playgrounds, schools, shopping, restaurants and everyday amenities are all within walking distance. Discover Kingsland - an established southwest community with mature trees, larger lots and an incredibly central location. The neighbourhood continues to evolve as more buyers discover the many benefits of this inner city location; combining the character of an established community with walkability, convenient access to transit, downtown, major routes and an abundance of amenities. The legal garage suite is where this property becomes something truly special. This is not simply a typical basement suite or secondary living space. Professionally designed and built with quality and privacy in mind, it feels like its own private one bedroom home while remaining completely separate from the main residence. This legal suite even features its own address and private entrance being

located directly from the laneway. Inside a beautiful island kitchen, luxury finishes, a spacious bedroom, super-sized 3 piece bathroom, separate laundry room and a large private deck overlooking the park. Even the garage was thoughtfully designed to maintain separation between the two residences, with individual parking stalls divided by a wall. Quality and attention to detail are evident throughout. This was not designed as simply a basic rental suite, but as a beautiful and comfortable home in its own right. This carriage house is fully legal with all required permits in place, providing additional confidence for the next owner. Whether used for extended family, adult children, a nanny, a professional tenant or as a mortgage helper, this property offers a level of flexibility that is increasingly difficult to find. A beautiful family home today, with a thoughtfully designed investment for the future - all in one exceptional Kingsland property.