

# \$649,500 - 825 68 Avenue Sw, Calgary

MLS® #A2240981

**\$649,500**

5 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Incredible opportunity for investors or dual family living space! Situated in the popular community of Kingsland with close proximity to schools, shopping, transit, parks, playgrounds and only minutes from downtown and Chinook Centre. Offering an attached single garage, 3+2 bedrooms and 2 full bathrooms featuring vinyl plank flooring and modern neutral tones throughout. The main floor greets you with an open living/dining area, a spacious kitchen, 3 bedrooms and a 4-piece bathroom. The basement, with it's own entrance, has been developed with an illegal suite and contains a kitchenette, family room, 2 bedrooms, 3 -piece bathroom and laundry room. The spacious backyard is complete with a good-size deck and ample space to build a double garage or park your boat or RV. The lot is zoned H-GO allowing for the future potential for an attached unit or other building options. Fantastic value - don't miss out!

Built in 1951

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240981  |
| Price          | \$649,500 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,034     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1951        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 825 68 Avenue Sw |
| Subdivision | Kingsland        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0N5          |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                       |
| Parking        | Alley Access, Driveway, Front Drive, Garage Faces Front, Off Street, RV Access/Parking, Single Garage Attached, Parking Pad, Rear Drive |
| # of Garages   | 1                                                                                                                                       |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Closet Organizers, Storage                                     |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full, Suite                                          |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame, Wood Siding                   |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 26              |
| Zoning         | H-GO            |

**Listing Details**

Listing Office                      MaxWell Canyon Creek

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