

\$699,900 - 639 69 Avenue Sw, Calgary

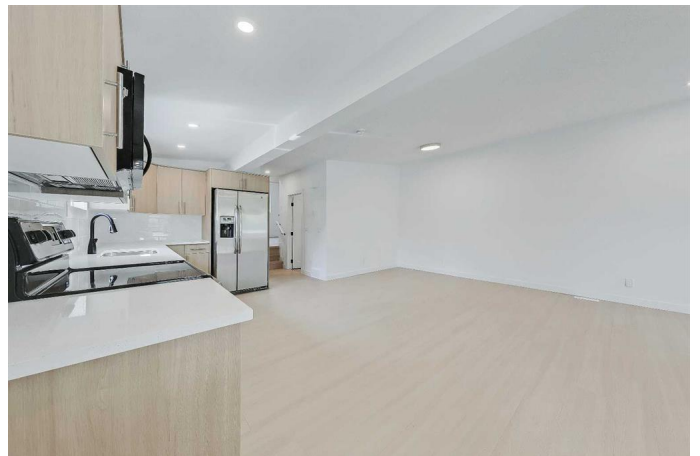
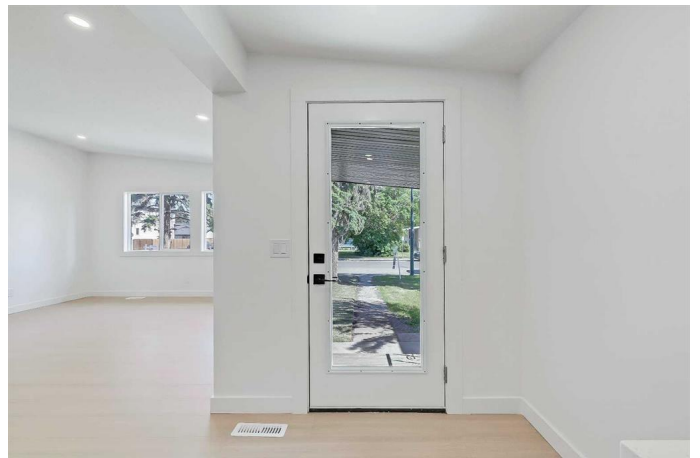
MLS® #A2229838

\$699,900

4 Bedroom, 2.00 Bathroom, 966 sqft
Residential on 0.07 Acres

Kingsland, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING 3D TOUR & FLOORPLANS! Fully renovated and move-in ready, this stylish semi-detached bungalow in Kingsland with a 2-BED BASEMENT LEGAL SUITEâ€”perfect for investors, multigenerational families, or buyers seeking rental income to offset their mortgage. No condo fees mean you enjoy the freedom of full ownership with fewer restrictions and lower monthly costs. Located just 3 minutes from Chinook Centre and surrounded by shopping, dining, and amenities along Macleod Trail, this home offers incredible convenience. Commuters will love the proximity to both Heritage and Chinook LRT stations (only 4 minutes away), plus easy access to Glenmore and Macleod Trail for smooth travel across the city. For investors, both sides of this renovated duplex are availableâ€”purchase one or secure the entire property for maximum flexibility and future rental potential. The upper suite showcases a bright, open-concept layout with vaulted ceilings, large windows, and engineered hardwood flooring throughout. The brand-new kitchen is equipped with quartz countertops, stainless steel appliances, a tile backsplash, and generous cabinetry. Two spacious bedrooms with built-in closets are tucked away from the main living areas, while the 4-piece bathroom offers quartz counters, tiled flooring, and a fully tiled tub/shower combo. Convenient in-suite laundry with a stacked washer/dryer completes this level. The



lower suite has its own private entrance and is fully legalized by the City of Calgary. Finished with luxury vinyl plank flooring, this beautifully updated space features a well-appointed kitchen with quartz counters and a tile backsplash, a dining nook, two bedroomsâ€”including one oversized room with two large windows and built-in shelvingâ€”and a full 4-piece bathroom. Laundry rough-in is available in the mechanical room. Upgraded insulation throughout for energy efficiency and additional soundproofing between the suites for improved comfort and privacy. Enjoy the private, south-facing backyardâ€”perfect for relaxing or catching some sun. A detached single garage and additional parking pad offer flexibility for parking or storage. Set in a mature, well-connected neighbourhood bordering Calgaryâ€™s inner city, Kingsland offers peaceful streets, quick access to Glenmore Reservoir and Heritage Park, and excellent access to schools, transit, and major roads. This is a fantastic opportunity to own a fully renovated home in a convenient location with income-generating potential. Book your private showing today!

Built in 1958

Essential Information

MLS® #	A2229838
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.07
Year Built	1958
Type	Residential
Sub-Type	Semi Detached

Style Side by Side, Bungalow
Status Active

Community Information

Address 639 69 Avenue Sw
Subdivision Kingsland
City Calgary
County Calgary
Province Alberta
Postal Code T2V 0P1

Amenities

Parking Spaces 2
Parking Single Garage Detached
of Garages 1

Interior

Interior Features See Remarks
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,
Washer/Dryer Stacked
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full, Suite

Exterior

Exterior Features None
Lot Description Back Lane
Roof Asphalt Shingle
Construction Composite Siding, Metal Siding, Stucco
Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025
Days on Market 4
Zoning M-C1

Listing Details

Listing Office RE/MAX House of Real Estate

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