

**639 69 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229838**



**\$684,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Composite Siding, Metal Siding , Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** Basement: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

**\*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 SUITE—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 available—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 bedrooms—including one oversized room with two large windows and built-in shelving—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 backyard&mdash;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 Calgary&rsquo;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!