

# \$674,900 - 805 67 Avenue Sw, Calgary

MLS® #A2247153

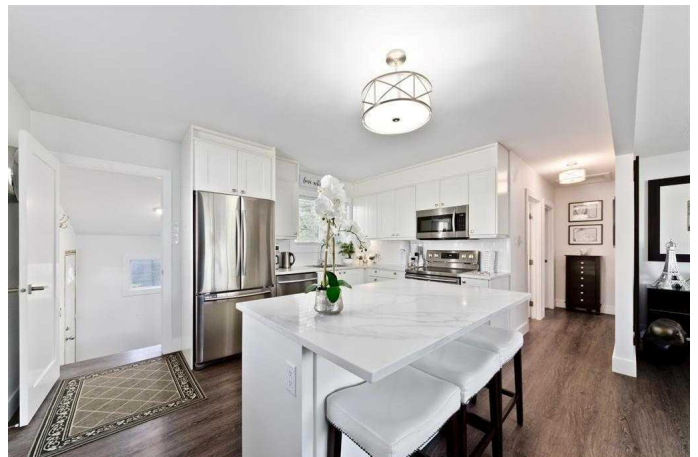
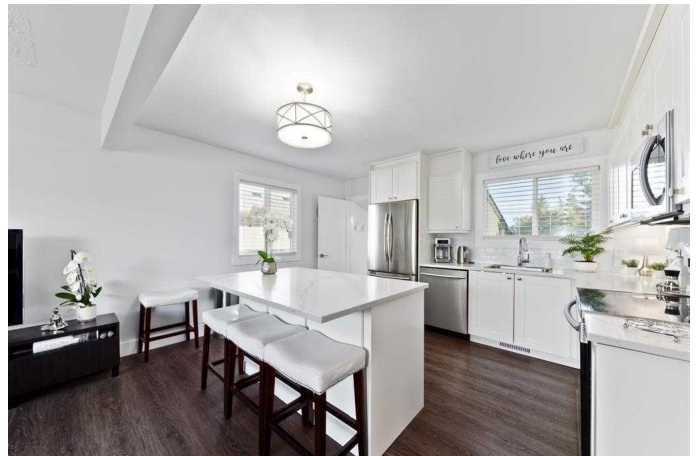
**\$674,900**

3 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Fully renovated and move-in ready! This 3 bed, 2 bath bungalow in Kingsland sits on a massive 6,114 sq ft lot (50 x 122) and has a double detached garage plus a driveway long enough for your RV. Inside, everythingâ€™s newâ€”luxury vinyl floors, windows, lighting, and fresh paint. The main floorâ€™s open layout shows off a beautifully redone kitchen with full-height cabinets, stainless steel appliances, quartz counters, and plenty of space to cook and entertain. Gas has been hooked up, so replacing to a gas stove will be easy! There are 2 bedrooms upstairsâ€”the primary has a barn-door closet, and the second has built-in wall cabinets. The main bath is just as sharp, with subway tile, a full-width mirror, and quartz counters. Downstairs, thereâ€™s a separate side entrance to an illegal suite with a bedroom, renovated bathroom, kitchen, rec room, and flex space. Perfect for extended family, guests, or extra income. Step outside to your own private oasisâ€”a sunny, south-facing backyard with mature trees, beautiful landscaping, and plenty of space to relax or host summer get-togethers. Kingsland is one of Calgaryâ€™s most convenient neighbourhoodsâ€”just minutes from Chinook Centre, Glenmore Trail, Macleod Trail and Deerfoot Trail. It is also very convenient to access the Chinook LRT and Heritage LRT Stations, with the added convenience of the #3 bus to downtown. Youâ€™ve got schools, parks, shops, and restaurants all nearby, plus



quick access downtown or out of the city.  
Rental income can be \$1500 for the  
basement, and \$2200 for the upper level! For  
more information and photos, click the links  
below:

Built in 1954

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247153    |
| Price          | \$674,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 832         |
| Acres          | 0.14        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 805 67 Avenue Sw |
| Subdivision | Kingsland        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0M6          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Detached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, See Remarks                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer |

|              |                             |
|--------------|-----------------------------|
| Heating      | Forced Air, Natural Gas     |
| Cooling      | None                        |
| Has Basement | Yes                         |
| Basement     | Exterior Entry, Full, Suite |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Lane, Front Yard, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame                                          |
| Foundation        | Block                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 15               |
| Zoning         | H-GO             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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