

# \$1,374,900 - 641 & 639 69 Avenue Sw, Calgary

MLS® #A2239987

**\$1,374,900**

0 Bedroom, 0.00 Bathroom, 1,933 sqft

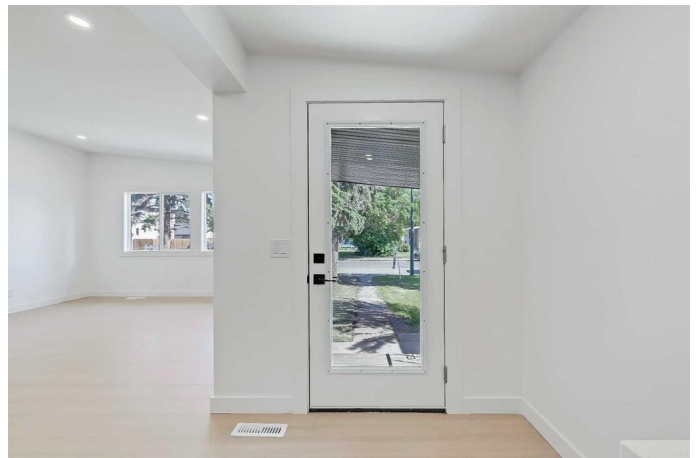
Multi-Family on 0.07 Acres

Kingsland, Calgary, Alberta

Your chance to own 4 fully renovated legal suites, all with separate entrances! \*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING 3D TOUR & FLOORPLANS!\*

Move-in ready, this stylish 4-plex in Kingsland has TWO 2-bedroom upper suites PLUS TWO 2-bedroom basement legal suitesâ€”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 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—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'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 investment property in a convenient location with income-generating potential. Book your private showing today!

Built in 1958

### Essential Information

MLS® #	A2239987
Price	\$1,374,900
Bathrooms	0.00
Square Footage	1,933
Acres	0.07
Year Built	1958
Type	Multi-Family
Sub-Type	4 plex
Style	Side by Side, Bungalow

Status	Active
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### Community Information

Address	641 & 639 69 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Appliances	See Remarks
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### Exterior

Lot Description	Back Lane
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### Additional Information

Date Listed	July 16th, 2025
Days on Market	3
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX House of Real Estate
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