

\$635,000 - 805 67 Avenue Sw, Calgary

MLS® #A2247153

\$635,000

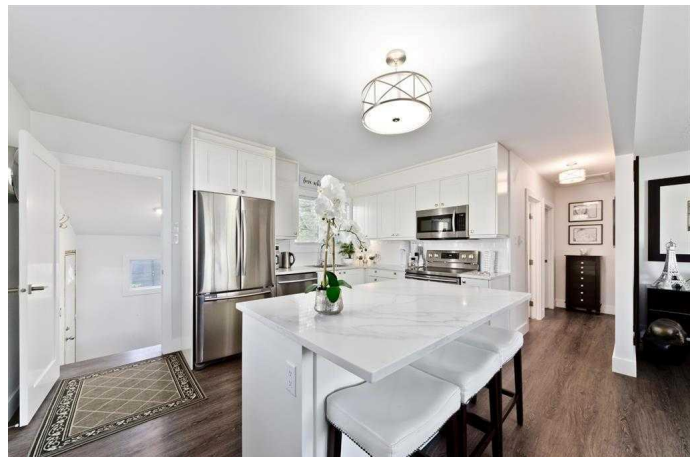
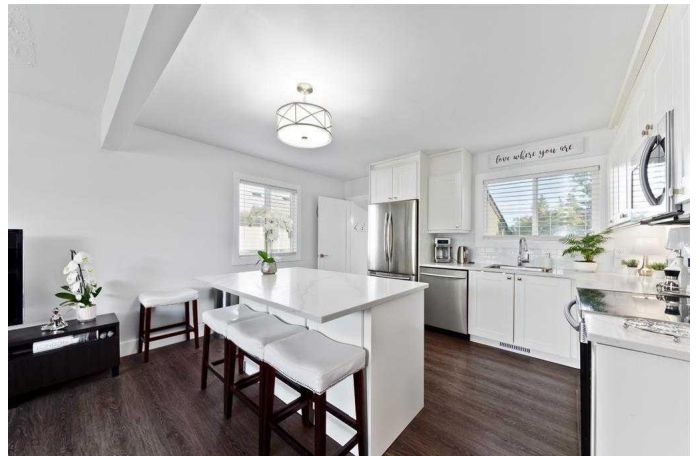
3 Bedroom, 2.00 Bathroom, 832 sqft
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Back on Market This fully renovated bungalow sits on a 6,114 sq ft lot (50 x 122) and is set up to generate immediate rental income. The main level features 2 bedrooms, a modern kitchen with quartz counters, stainless appliances, and full-height cabinets, plus a renovated 4-piece bath. A separate side entrance leads to an illegal basement suite with 1 bedroom, full bath, kitchen, and spacious living area. Projected rental income is approximately \$2,200/month upstairs and \$1,500/month downstairs, creating solid cash flow in a sought-after location. Recent updates include luxury vinyl flooring, new windows, fresh paint, lighting, and completely redone bathrooms and kitchens. The property also offers a double detached garage, a long front driveway with RV parking, and a sunny south-facing backyard with mature trees. Kingsland is one of Calgary's most convenient communities, with quick access to Chinook Centre, Macleod Trail, Glenmore Trail, Deerfoot, and public transit including Chinook and Heritage LRT stations. Schools, parks, shopping, and restaurants are all nearby, making this an attractive option for tenants and a smart hold for investors. For more information, photos, and a 360 tour click the links below!

Built in 1954

Essential Information



MLS® #	A2247153
Price	\$635,000
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, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, 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	29
Zoning	H-GO

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.