

\$629,000 - 836b 68 Avenue Sw, Calgary

MLS® #A2251576

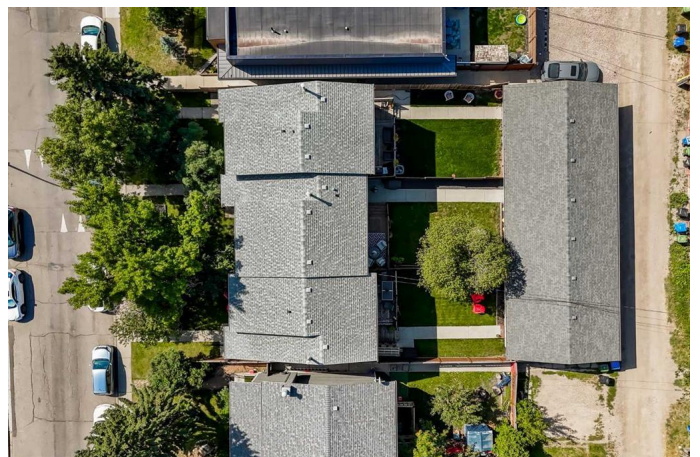
\$629,000

4 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.07 Acres

Kingsland, Calgary, Alberta

RARE FIND | NO CONDO FEE'S |
OVERSIZED DOUBLE GARAGE | TURNKEY
UNIT | A/C | OPEN HOUSE SUNDAY Aug
31st 2:30-4:30* A Rare find in the Heart of
Kingsland! This Interior Triplex unit has it all,
Quiet and well-insulated with just over 2200
sqft of finished living space and a total of 4
bedrooms and 2.5 Bathrooms! In 2015 this
property had all of the meaningful updates &
upgrades you are looking for: newer windows,
newer furnace (2020), newer hot water tank,
newer doors, newer maple HARDWOOD,
newer carpet & tile, newer baseboards &
casings, a GORGEOUS OVERSIZED
QUARTZ ISLAND KITCHEN, custom blinds,
OVERSIZED DOUBLE GARAGE (24'4" x 24')
with 8' high door. As you approach the
property, take notice of the tidy front yard with
large front garden boxes perfect for a small
garden or flower beds that will grow nicely with
a south-facing front! Entering the unit, you're
greeted by a quaint front foyer finished in
ceramic tile and equipped with a side coat
closet. The Maine floor is beautifully finished
with light Maple hardwood floors throughout
and boasts plenty of large windows, letting in
an abundance of natural light into the living
room, dining area & kitchen. The Kitchen is
Open and bright with plenty of room to cook
and entertain. Beautifully finished with wood
veneer cabinetry, White Quartz countertops
with tile backsplash & and a Large quartz
island and All STAINLESS STEEL
APPLIANCES! Just off the kitchen, sliding



doors lead you out to a private back deck perfect for relaxing with friends in the shade and overlooking the expansive back yard - 42ft long and 24ft wide, this back yard is much larger than what you usually see offered on a row home. As you enter from the back entrance, you will find a well-appointed Half bathroom finished with a white quartz vanity with tile backsplash as well as an inlayed sink. Upper-level floors are finished with plush carpeting and Offers a cozy office area, 3 spacious bedrooms with the Primary easily fitting a king bed and equipped with His and her closets. Just off the Primary is a full Bathroom finished with Tile floors, Quartz countertops with tile backsplash an inlayed sink + Bath and shower insert. The Basement is fully finished with a Laundry room, 3-piece bathroom, kitchennet / webar finished with tile floors and white shaker cabinets and laminated countertops + an extra fridge and microwave providing private dining for a possible lower tenant,guest or in-law. Large guest bedroom with oversized closet and large egress windows letting plenty of natural light. Additional upgrades to the unit also include Several new light fixtures throughout the home, new siding at the back of the home, upgraded downspouts, new numbered padlocks at the front and back door, cellulose attic insulation added, New Ulta quiet A/C unit and Heat Pump (August 2025) and the garage fully insulated! Don't Miss out on this, beautiful property, walking distance to Chinook Mall, transit and several other amenities as well as easy access in a out of Kingland!

Built in 1978

Essential Information

MLS® #	A2251576
Price	\$629,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	836b 68 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Chandelier, Kitchen Island, Laminate Counters, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	3
Zoning	M-CG d30

Listing Details

Listing Office	CIR Realty
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