



645 69 Avenue Calgary Alberta

\$699,999

Fully renovated and upgraded duplex with two bedroom in the basement. Ideally located just minutes from Chinook Centre, this sun-drenched, south-facing home seamlessly blends comfort, style, and convenience. Step inside to discover luxury vinyl flooring throughout the main level, where an open-concept living and dining area is bathed in natural light from a large picture window overlooking the front yard. The stunning renovated kitchen features granite countertops for everyday living and entertaining. Two generously sized south-facing bedrooms complete the main floor, providing bright, sun-filled retreats. The lower-level basement accessible through a private exterior entrance, is equally impressive. Complete with its own separate laundry, this bright and airy basement offers two additional south-facing bedrooms, luxury vinyl plank flooring throughout, and a functional, open layout -- ideal for tenants, extended family, or a flexible living arrangement. Additional features include two rear parking pads accessed via the back lane. This prime location offers walking distance to Chinook Centre, theaters, recreational facilities, scenic walking trails, schools, and provides easy access to Macleod Trail and all amenities. Whether you're seeking a flexible living arrangement, a mortgage helper, or an investment opportunity, this property is a must-see! (id:6769)

Laundry room 4.33 Ft x 3.33 Ft

Kitchen 9.00 Ft x 5.83 Ft

Recreational, Games room 12.17 Ft x 14.50 Ft

Bedroom 10.83 Ft x 9.17 Ft

Bedroom 11.00 Ft x 8.33 Ft

3pc Bathroom 7.92 Ft x 6.83 Ft

Dining room 10.75 Ft x 7.75 Ft

Living room 15.00 Ft x 13.83 Ft

Kitchen 13.00 Ft x 7.75 Ft

Other 13.00 Ft x 8.08 Ft

Foyer 6.08 Ft x 6.00 Ft

Primary Bedroom 13.00 Ft x 9.08 Ft

Bedroom 12.00 Ft x 9.42 Ft

3pc Bathroom 8.00 Ft x 6.50 Ft

Listing Presented By:



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