



641639 69 Avenue Calgary Alberta

\$1,374,900

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 suites--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 available--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 ba...

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca