



724 80 Avenue Calgary Alberta

\$739,900

Welcome to this charming and tastefully updated 5-bedroom, 2-bathroom bungalow offering nearly 2,000 sq. ft. of developed living space - ideal for families, multi-generational living, or investors seeking strong potential. Perfectly located on a quiet, sought-after street in the heart of Kingsland and directly across from a park, this home delivers a rare combination of tranquility and convenience. Step inside through a BRAND-NEW front door to find a bright, modern interior featuring fresh paint, stylish NEW VINYL PLANK FLOORING and BASEBOARD throughout, a FULLY RENOVATED KITCHEN with brand-new cabinetry, elegant quartz countertops, sleek stainless steel appliances, a sliding barn door, and contemporary lighting. The OPEN-CONCEPT main floor boasts a welcoming living room, sunny dining area with a breakfast bar, three spacious bedrooms, and a modern 4-piece bath. A SEPARATE SIDE ENTRANCE leads to the fully developed lower level, featuring a spacious family room, two additional bedrooms with egress windows, and a 3-piece bathroom - a perfect setup for extended family or potential secondary suite (subject to City approval and permitting). Set on an oversized 60' x 100' R-CG ZONED lot, the exterior offers a beautifully landscaped and fully fenced backyard with a covered deck and patio area - perfect for entertaining. Additional updates include NEW 30-year SHINGLES on both the house and garage (2024) and newer windows. The partially interlocked front driveway enhances curb appeal and provides convenient off-street parking. Enjoy an unbeatable location just a short walk from the Heritage C-Train Station, Macleod Trail, Elbow Drive, and Chinook Centre. Close proximity to top-rated schools and everyday amenities makes this home a standout. This is a rare opportunity to own a move-in-ready home in one of Calgary's most desirable communities. Book your privat...

Family room 28.50 Ft x 10.42 Ft

Bedroom 11.58 Ft x 9.17 Ft

Bedroom 9.33 Ft x 9.25 Ft

3pc Bathroom 7.33 Ft x 4.58 Ft

Laundry room 14.92 Ft x 8.92 Ft

Living room 18.83 Ft x 12.50 Ft

Dining room 9.50 Ft x 9.00 Ft

Primary Bedroom 11.33 Ft x 11.25 Ft

Bedroom 11.17 Ft x 8.67 Ft

Bedroom 11.08 Ft x 8.50 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Foyer 3.50 Ft x 2.67 Ft

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Listing Presented By:



Originally Listed by:
Unison Realty Group Ltd.



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