

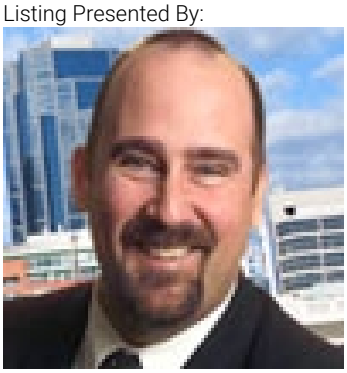
728 71 Avenue Calgary Alberta

$1,049,000

OPEN HOUSE THIS SATURDAY, NOVEMBER 14 FROM 1:00 TO 3:00 This isn't just a house - It's a home with a built-in investment. Set on an oversized 60' x 100' lot backing onto a park, this unique Kingsland property combines a warm and welcoming family home with a professionally designed and built one-bedroom legal garage suite. With its own address and private entrance - it truly is a completely separate home. Offering exceptional privacy, flexibility and investment potential, this suite is a rare combination that would be difficult and costly to duplicate.Tucked away on a quiet street, the main home has a wonderful warmth from the moment you step inside. A great deal of thought and care has gone into creating a space that feels comfortable, welcoming and ready for its next owners to simply move in and enjoy. Recent improvements include an updated kitchen featuring a stunning SMEG refrigerator (2025), brand-new ensuite, refinished ceilings, fresh paint throughout, new washer and dryer (2026), and a spacious new composite deck overlooking the backyard and park.Kingsland is one of Calgary's up-and-coming inner-city sleeper communities that more buyers are starting to discover. Mature trees, larger lots and an incredibly central location combine with exceptional walkability to parks, playgrounds, schools, shopping, restaurants and everyday amenities. With convenient access to transit, downtown and major routes, this established community offers the character of an older neighbourhood with the convenience of inner-city living. It's a hidden gem becoming harder to overlook.The legal garage suite is where this property becomes something truly special. More than a typical secondary suite, this professionally built carriage home feels like a private one-bedroom residence, completely separate from the main home. Its bright, open layout features an island kitchen with espress...

Recreational, Games room 16.83 Ft x 9.83 Ft
Bedroom 11.58 Ft x 9.92 Ft
Primary Bedroom 11.25 Ft x 11.33 Ft
Bedroom 11.17 Ft x 8.33 Ft
Dining room 11.67 Ft x 8.67 Ft
Kitchen 12.67 Ft x 11.25 Ft
Living room 22.17 Ft x 12.67 Ft
4pc Bathroom 10.50 Ft x 11.25 Ft
4pc Bathroom 9.08 Ft x 7.67 Ft

Listing Presented By:



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