

# \$499,900 - 832 68 Avenue Sw, Calgary

MLS® #A2261840

**\$499,900**

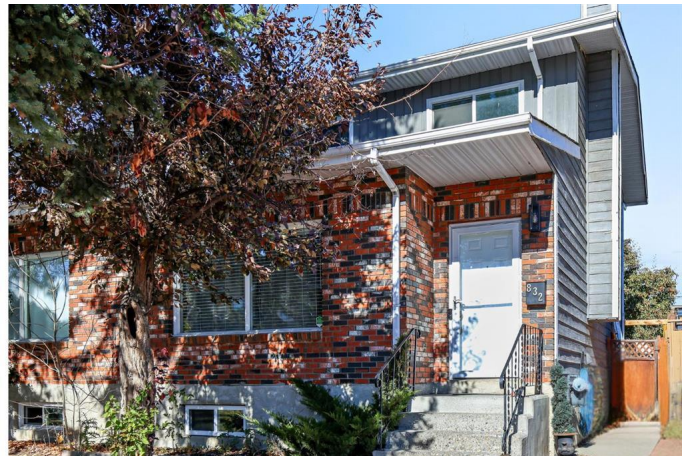
4 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.07 Acres

Kingsland, Calgary, Alberta

Welcome to this bright and spacious four-bedroom semi-detached home in the heart of Kingsland. Designed for comfortable family living, it offers an ideal blend of functionality, storage, and natural light throughout. The main level features a welcoming living room with a beautiful marble gas fireplace and large south-facing windows that fill the space with sunshine. The kitchen provides good counterspace for meal preparation plus ample cabinet storage. A dedicated spacious dining room is perfect for everyday meals or entertaining. Completing this level is a two-piece powder room and a large closet at the rear door. Move to the upper level to discover a roomy primary bedroom with a 2 piece ensuite and double closets. There are two good-sized secondary bedrooms plus a full four-piece family bathroom - lots of room for a growing family. The fully finished basement adds excellent versatility with a spacious recreation or games room, an additional bedroom or office, a beautifully renovated three-piece bathroom, laundry, and a dedicated storage area.

Outside, enjoy a private fenced yard with mature trees, perfect for kids, pets, or gardening. Kingsland is loved for its convenient location, close to parks, schools, shopping, and transit. With four bedrooms, two full and two half bathrooms, and plenty of space for everyday living, this well-maintained home is the perfect balance of comfort and



inner-city convenience.

Built in 1978

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261840               |
| Price          | \$499,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,354                  |
| Acres          | 0.07                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 832 68 Avenue Sw |
| Subdivision | Kingsland        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0N4          |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Storage                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard, Storage                      |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                            |
| Construction      | Brick, Cedar, Wood Frame                   |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 3                  |
| Zoning         | H-GO               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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