

# \$629,000 - 836b 68 Avenue Sw, Calgary

MLS® #A2251576

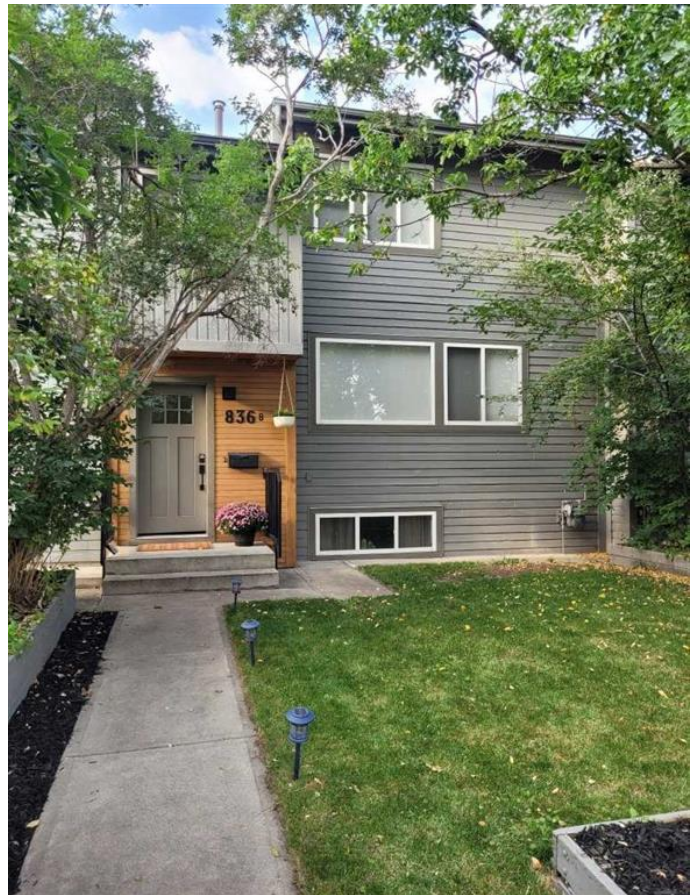
**\$629,000**

4 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.07 Acres

Kingsland, Calgary, Alberta

RARE FIND | NO CONDO FEE'S |  
OVERSIZED DOUBLE GARAGE | TURNKEY  
UNIT | A/C | OPEN HOUSE SUNDAY Sept  
7th 2:30-4:30\* A Rare find in the Heart of  
Kingsland! This Interior Triplex unit has it all,  
Quiet and well-insulated with just over 2200  
sqft of finished living space and a total of 4  
bedrooms and 2.5 Bathrooms! In 2015 this  
property had all of the meaningful updates &  
upgrades you are looking for: newer windows,  
newer furnace (2020), newer hot water tank,  
newer doors, newer maple HARDWOOD,  
newer carpet & tile, newer baseboards &  
casings, a GORGEOUS OVERSIZED  
QUARTZ ISLAND KITCHEN, custom blinds,  
OVERSIZED DOUBLE GARAGE (24'4" x 24')  
with 8' high door. As you approach the  
property, take notice of the tidy front yard with  
large front garden boxes perfect for a small  
garden or flower beds that will grow nicely with  
a south-facing front! Entering the unit, you're  
greeted by a quaint front foyer finished in  
ceramic tile and equipped with a side coat  
closet. The Maine floor is beautifully finished  
with light Maple hardwood floors throughout  
and boasts plenty of large windows, letting in  
an abundance of natural light into the living  
room, dining area & kitchen. The Kitchen is  
Open and bright with plenty of room to cook  
and entertain. Beautifully finished with wood  
veneer cabinetry, White Quartz countertops  
with tile backsplash & and a Large quartz  
island and All STAINLESS STEEL  
APPLIANCES! Just off the kitchen, sliding



doors lead you out to a private back deck perfect for relaxing with friends in the shade and overlooking the expansive back yard - 42ft long and 24ft wide, this back yard is much larger than what you usually see offered on a row home. As you enter from the back entrance, you will find a well-appointed Half bathroom finished with a white quartz vanity with tile backsplash as well as an inlayed sink. Upper-level floors are finished with plush carpeting and Offers a cozy office area, 3 spacious bedrooms with the Primary easily fitting a king bed and equipped with His and her closets. Just off the Primary is a full Bathroom finished with Tile floors, Quartz countertops with tile backsplash an inlayed sink + Bath and shower insert. The Basement is fully finished with a Laundry room, 3-piece bathroom, kitchennet / webar finished with tile floors and white shaker cabinets and laminated countertops + an extra fridge and microwave providing private dining for a possible lower tenant,guest or in-law. Large guest bedroom with oversized closet and large egress windows letting plenty of natural light. Additional upgrades to the unit also include Several new light fixtures throughout the home, new siding at the back of the home, upgraded downspouts, new numbered padlocks at the front and back door, cellulose attic insulation added, New UIta quiet A/C unit and Heat Pump (August 2025) and the garage fully insulated! Don't Miss out on this, beautiful property, walking distance to Chinook Mall, transit and several other amenities as well as easy access in a out of Kingland!

Built in 1978

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2251576  |
| Price    | \$629,000 |
| Bedrooms | 4         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.07          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 836b 68 Avenue Sw |
| Subdivision | Kingsland         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V 0N4           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Wet Bar, Laminate Counters, Track Lighting      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Rain Gutters                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 20                |
| Zoning         | M-CG d30          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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