

# \$669,000 - 724 80 Avenue Sw, Calgary

MLS® #A2227605

**\$669,000**

5 Bedroom, 2.00 Bathroom, 1,054 sqft  
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

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 â€” 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 private showing today!

Built in 1957

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227605    |
| Price          | \$669,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 724 80 Avenue Sw |
| Subdivision | Kingsland        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0V1          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Single Garage Detached, Oversized, Tandem |

# of Garages 1

### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Breakfast Bar, Vinyl Windows, Open Floorplan, Sump Pump(s)

Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Cooktop, Garage Control(s), Microwave Hood Fan

Heating Forced Air, Natural Gas, High Efficiency

Cooling None

Has Basement Yes

Basement Finished, Full, Exterior Entry

### Exterior

Exterior Features Garden, Playground

Lot Description Back Lane, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 10th, 2025

Days on Market 112

Zoning R-CG

### Listing Details

Listing Office Unison Realty Group Ltd.

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