$759,900 - 724 80 Avenue Sw, Calgary

MLS® #A2227605

$759,900

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 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 Calgaryâ€™s most desirable communities. Book your private showing today!

Built in 1957

Essential Information

MLS® #	A2227605
Price	$759,900
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	Oversized, Single Garage Detached, Tandem

# of Garages	1

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Playground
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Unison Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.