704 75 Avenue SW

Calgary | Active | MLS® A2348452

$750,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1957**	**1,210 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this well-maintained bungalow offering over 1,200 sq. ft. above grade, 5 bedrooms, 2 bathrooms and a practical layout with plenty of room to grow. Lovingly cared for by the same owners for 25 years, this home offers the space and functionality families are looking for, along with several important updates already completed. The main floor features 3 bedrooms and a 4-piece bathroom, along with a bright and spacious living room highlighted by a classic brick fireplace and large windows that bring in plenty of natural light. The dining area offers ample space for family meals and gatherings, while the kitchen provides generous cabinetry, extensive counter space and a practical layout with a large window overlooking the yard. Downstairs, the basement adds even more usable living space with 2 additional bedrooms and a 3-piece bathroom, giving you options for teenagers, guests, a home office or additional family space. Several important updates have already been taken care of, including a new roof, hot water tank and mostly newer windows on the main level. Outside, the property offers a mature front yard, long driveway, attached garage and a private backyard with a large deck and patio area, giving you plenty of room to relax, garden, entertain or make the space your own. Located in an established neighbourhood close to schools, parks, playgrounds, recreation and everyday amenities, this is a home that offers space, functionality and a strong foundation for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348452
Bedrooms	5
Bathrooms	2
Year Built	1957
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,210 sq. ft.

Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	54'11 7/8 "
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1957 (Age: 69)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	3215HG
Heating:	Hot Water
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Wood Burning

Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Kingsland
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Fixed Basketball Hoop
Restrictions:	None Known
Main Floor	Living Room · 19'4" × 12'1" ·
Main Floor	Kitchen · 14'6" × 9'7" ·
Main Floor	Dining Room · 12'5" × 10' ·
Main Floor	Bedroom · 13'2" × 9'11" ·
Main Floor	Bedroom · 9'9" × 9'1" ·
Main Floor	Bedroom · 12'6" × 8'8" ·
Basement	Family Room · 18' × 9'6" ·
Basement	Bedroom · 12' × 7'11" ·
Basement	Bedroom · 21'8" × 7'11" ·
Basement	Storage · 17'11" × 7'10" ·
Basement	Laundry · 12'3" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	See Remarks

Exterior Features:	None
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/704-75-avenue-sw-calgary-a2348452/

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