723 75 Avenue SW

Calgary | Active | MLS® A2322284

$825,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1957**	**1,241 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

An incredible opportunity awaits in this fully transformed bungalow positioned on a spacious, sun-filled lot. Designed with exceptional versatility in mind, this residence is tailored for growing families, multigenerational living, or buyers looking for a mortgage-helper lower-level space. The main interior boasts a crisp, contemporary aesthetic, an inviting living room anchored by a cozy brick fireplace and a large front window. The well-appointed kitchen features ample counter and storage space, stainless steel appliances, and an extra-deep island with counter seating for easy family mornings. The main floor offers two well appointed bedrooms, including an impressive primary retreat with room for king-sized furniture, a walk-through closet, and a private ensuite complete with a dual vanity, soaking tub, and separate shower. Rounding out the main level is a second full bathroom, dedicated laundry, and a versatile dining space that easily functions as a bright home office.

The fully developed lower level provides complete independence with its own separate entrance, making it an ideal private setup for extended family, live-in grandparents, adult children, or long/short-term tenants. This level features a kitchenette, an expansive living area, two good-sized bedrooms, and two full bathrooms, including an ensuite. Complete with its own dedicated laundry room, the lower suite ensures both comfort and privacy for every resident.

Outside, the south-facing rear yard offers a space for family fun and entertaining, featuring a paved patio and plenty of green space for children and pets. Vehicle parking and storage are abundant, pairing a long side driveway with a detached rear double garage, easily accommodating multiple vehicles, or outdoor recreational gear. Minutes from Chinook Centre, the Heritage LRT station, local schools, and the expansive trail networks around the Glenmore Reservoir. Currently operating as a successful Airbnb - a great investment opportunity. Whether utilized as a central family haven or a multi-unit layout to support long-term living goals, this property offers incredible lifestyle options.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2322284
Bedrooms	4
Bathrooms	4
Year Built	1957
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,241 sq. ft.
Main Level Finished Area:	1,241 sq. ft.
Below Grade Finished Area:	1,123 sq. ft.
Acreage:	No
Lot Area:	6,221 sq. ft.
Lot Frontage:	90'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1957 (Age: 69)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	2
Plan:	3215HG
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Driveway, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level, Main Level
City Quadrant:	Southwest
Community:	Kingsland
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Lower level washer/dryer, refrigerator, microwave, double hot plate. All window coverings, 2 TV wall mount brackets, 2 smart door bells, shelving in the garage, pergola in rear yard.
Restrictions:	None Known
Main Floor	Kitchen · 14'4" × 13'10" ·
Main Floor	Living Room · 17'3" × 14'3" ·
Main Floor	Bedroom - Primary · 12'7" × 12'2" ·
Main Floor	Dining Room · 8'9" × 8'9" ·
Main Floor	Bedroom · 13'3" × 9'8" ·
Lower Level	Kitchenette · 14'11" × 5'4" ·
Lower Level	Bedroom · 13'5" × 12'6" ·

Lower Level	Bedroom · 10'6" × 9' ·
Lower Level	Family Room · 31'7" × 13' ·
Lower Level	Furnace/Utility Room · 9'8" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Jun 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/723-75-avenue-sw-calgary-a2322284/

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