# 728 71 Avenue SW

Calgary | Active | MLS® A2349122

**$1,049,000**











| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1957** | **1,117.62 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

**OPEN HOUSE THIS SATURDAY, NOVEMBER 14 FROM 1:00 TO 3:00** This isn’t just a house - It’s a home with a built-in investment. Set on an oversized 60' x 100' lot backing onto a park, this unique Kingsland property combines a warm and welcoming family home with a professionally designed and built one-bedroom legal garage suite. With its own address and private entrance - it truly is a completely separate home. Offering exceptional privacy, flexibility and investment potential, this suite is a rare combination that would be difficult and costly to duplicate.

Tucked away on a quiet street, the main home has a wonderful warmth from the moment you step inside. A great deal of thought and care has gone into creating a space that feels comfortable, welcoming and ready for its next owners to simply move in and enjoy. Recent improvements include an updated kitchen featuring a stunning SMEG refrigerator (2025), brand-new ensuite, refinished ceilings, fresh paint throughout, new washer and dryer (2026), and a spacious new composite deck overlooking the backyard and park.

Kingsland is one of Calgary’s up-and-coming inner-city sleeper communities that more buyers are starting to discover. Mature trees, larger lots and an incredibly central location combine with exceptional walkability to parks, playgrounds, schools, shopping, restaurants and everyday amenities. With convenient access to transit, downtown and major routes, this established community offers the character of an older neighbourhood with the convenience of inner-city living. It’s a hidden gem becoming harder to overlook.

The legal garage suite is where this property becomes something truly special. More than a typical secondary suite, this professionally built carriage home feels like a private one-bedroom residence, completely separate from the main home. Its bright, open layout features an island kitchen with espresso cabinetry, quartz countertops, stainless steel appliances and designer backsplash. Oversized patio doors open onto a full-width private balcony with peaceful views over the neighbouring greenspace. A spacious bedroom, oversized three-piece bathroom and separate laundry room with full-size washer and dryer complete the space.

Built with quality, craftsmanship and the future in mind, the carriage home is wired for future solar panels and includes a gas line behind the stove for a future gas range. The brand-new double garage features individually partitioned stalls for added privacy, with both wired for EV charging capability. The carriage home is fully legal with all required permits in place.

Whether for extended family, adult children, a nanny, professional tenant or mortgage helper, this property offers flexibility that is increasingly difficult to find. A beautiful family home to enjoy today, with a professionally built carriage home providing income potential and a valuable investment in the property’s future.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349122 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1957 |

| | |
|---|---|
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 3 Level Split |
| **Total Living Area:** | 1,117.62 sq. ft. |
| **Main Level Finished Area:** | 1,117.62 sq. ft. |
| **Below Grade Finished Area:** | 624.5 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,995 sq. ft. |
| **Lot Frontage:** | 60' 1/8 " |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Ground |
| **Levels:** | 3 Level Split |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1957 (Age: 69) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |

| | |
|---|---|
| **Plan:** | 3215HG |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Partial, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Off Street |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Kingsland |
| **Appliances:** | Bar Fridge, Dishwasher, Electric Stove, Freezer, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | Bookcases, shed. |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom - Primary · 11'4" × 11'3" · |
| **Main Floor** | Bedroom · 11'2" × 8'4" · |

| | |
|---|---|
| **Main Floor** | Dining Room · 11'8" × 8'8" · |
| **Main Floor** | Kitchen · 12'8" × 11'3" · |
| **Main Floor** | Living Room · 22'2" × 12'8" · |
| **Basement** | Game Room · 16'10" × 9'10" · |
| **Basement** | Bedroom · 11'7" × 9'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bookcases, Breakfast Bar, Dry Bar, No Smoking Home, Walk-In Closet(s) |
| **Exterior Features:** | Lighting, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Many Trees, Rectangular Lot, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Outbuildings:** | Shed |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-CG |
| **Listed Date:** | Sep 30, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/728-71-avenue-sw-calgary-a2349122/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.