

708 75 Avenue SW  
Calgary, Alberta

MLS # A2219609



**\$990,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Kingsland   |               |                   |
| <b>Type:</b>     | Commercial/Multi Family   |               |                   |
| <b>Style:</b>    | -   |               |                   |
| <b>Size:</b>     | 1,106 sq.ft.  | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | -   | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | -   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | City Lot, Landscaped, Near Public Transit, Near Shopping Center, See Rema |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Boiler          | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | -               | <b>Water:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | -               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | -               |                   |      |

**Inclusions:** Fridges-3, stove, window coverings, washer, dryer, dishwasher

Welcome to this spacious and well-maintained 6-bedroom rooming house, ideally situated in a highly desirable and convenient location in Kingsland. Perfect for investors or those seeking income-generating potential, this property offers a functional layout with six private bedrooms, shared common areas, and a welcoming atmosphere for tenants. Ideal for home-based business with an office/bedroom with French doors near the front entrance. The home features a large, fully fenced yard—perfect for outdoor activities, gardening, or future expansion, along with an oversized single garage. Inside, you’ll find a reliable and efficient boiler furnace system that ensures consistent heating throughout the colder months, adding to the property’s long-term comfort and value along with a 40 gallon hot water tank for all your needs. Located close to public transit, shops, schools, and local amenities, and walking distance to the Rockyview Hospital, this property combines practicality with opportunity. Whether you’re looking to generate rental income or house multiple occupants comfortably, this rental house checks all the right boxes. Don’t miss out on this rare find in a great location!