

# \$990,000 - 708 75 Avenue Sw, Calgary

MLS® #A2219609

**\$990,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Kingsland, Calgary, Alberta

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!

Built in 1957

## Essential Information

MLS® #

A2219609



Price	\$990,000
Bathrooms	0.00
Acres	0.14
Year Built	1957
Type	Commercial
Sub-Type	Multi Family
Status	Active

### **Community Information**

Address	708 75 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0S3

### **Interior**

Heating	Boiler
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### **Exterior**

Lot Description	City Lot, Landscaped, Near Public Transit, See Remarks, Near Shopping Center
Roof	Asphalt Shingle

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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