FEATURE SHEET

723 75 Avenue SW | Kingsland

OVERVIEW

- Updated bungalow with over 2,300 sq.ft of developed living space
- 2 separate suites with their own entrances
- Operates as a profitable short-term Airbnb rental with a 75–80% annual occupancy rate
- Dual-suite layout allows for independent leasing, Airbnb optimization, or multigenerational living
- Features a modern, light-filled interior aesthetic

MAIN FLOOR - 1,241 SQ.FT RMS

- Open main floor designed for easy flow and modern living
- Large window allowing in plenty of natural light
- Living room with wood fireplace and brick surround
- Kitchen has ample storage and a large island with stone counters and seating
- Stainless steel appliances
- Designated dining area could also be used as a home office
- Large primary bedroom with space for king size furniture, a walk-through closet with built ins and a full ensuite with a separate shower, tub, and stone clad dual vanity
- Second bedroom and a second full bath
- Laundry room
- Durable vinyl flooring throughout

LOWER LEVEL - 1,123 SQ.FT RMS

- Fully developed basement with a separate entrance configured as an independent suite
- Includes a kitchenette, a spacious living area and its own laundry room
- Features two additional bedrooms and two full bathrooms (one ensuite)
- Good size windows
- Plush carpet
- Laundry room

OUTDOOR FEATURES

- Large, sunny south facing backyard
- Paved patio & grassy space
- Recently paved driveway with room for two vehicles
- Double detached (19'3" x 21'9") insulated garage with parking behind offering lots of space for additional vehicles, outdoor gear and recreational toys

MECHANICAL

- Furnace new in 2021 with HRV
- Newer hot water tank
- Electrical panel in garage

NEIGHBOURHOOD

- Located between Elbow Drive and Macleod Trail for efficient commuting
- Minutes from Chinook Centre, Heritage LRT station, schools, and the Glenmore Reservoir

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

CHARLI BAKER Real Estate Professional | 587.888.7296

TAYLOR RUBERT, MBA Real Estate Professional | 403.607.7191

Sotheby's INTERNATIONAL REALTY Canada