

\$1,180,000 - 623 68 Avenue Sw, Calgary

MLS® #A2269015

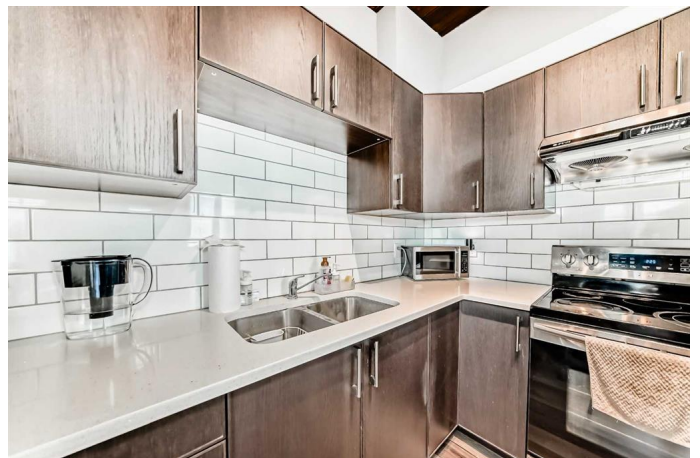
\$1,180,000

8 Bedroom, 4.00 Bathroom, 1,864 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Open house 1 pm-3 pm Sunday Nov 09, 2025. Build your generational wealth with an entry into multifamily ownership. For the price of a house or half-duplex, own an upgraded M-C1-zoned fourplex in highly sought-after Kingsland—turnkey and perfectly located. Steps from Chinook Centre, parks, and major transit routes, the property was rebuilt in 2019 from the concrete frame out. Each spacious 938-sq-ft, 2-bedroom unit features modern finishes, granite countertops, new appliances, energy-efficient windows, in-suite laundry, private entrances, separate meters, and storage. Lower units offer walkout access to the backyard, both lower units installed new vinyl floor after water damage in summer. Tenants enjoy ample parking. Due to their high returns, 4plexes rarely come up for sale. Rental income for 2024 was \$63,220 after discounts for long-term tenants, with potential to optimize to \$84,000 (\$1,850 upper, \$1,650 lower) plus future increases. Because housing is essential, multifamily rentals provide one of the most recession-resistant income streams—offering stability that jobs and most businesses can't. Live in 1 unit and rent the other 3, or rent all 4 to maximize income. Rental income counts toward mortgage qualification, making it easier to secure financing. Let tenants pay your mortgage while you build wealth and secure your future. The astute investor can achieve semi or even full retirement upon purchase. The current owner retired several years ago and is moving on to



large projectsâ€”creating a rare opportunity to acquire a proven, low-maintenance, income-generating asset with no vacancy or insurance-claim history. City-assessed at \$1,290,000. Call today to secure this exceptional investment property.

Built in 1960

Essential Information

MLS® #	A2269015
Price	\$1,180,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,864
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	623 68 Avenue Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0N1

Amenities

Parking Spaces	4
Parking	Additional Parking, Converted Garage
# of Garages	2

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Zoning	M-C1

Listing Details

Listing Office	Datong Property Management Ltd.
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.