

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

MLS® #A2269015

**\$1,180,000**

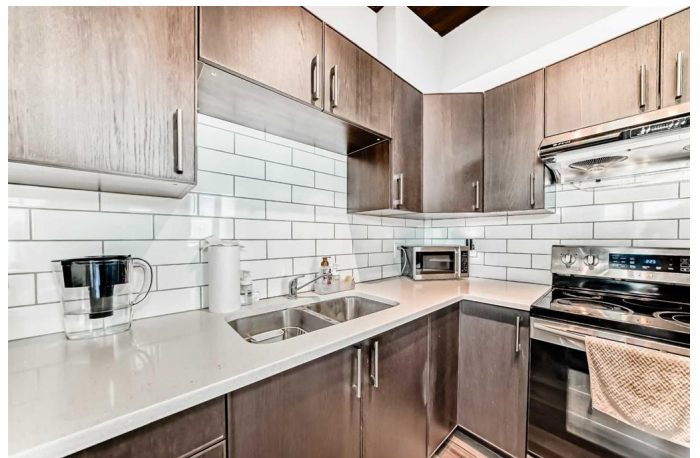
8 Bedroom, 4.00 Bathroom, 1,864 sqft

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. |
|----------------|---------------------------------|

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