

\$479,900 - 76 Kingsland Court Sw, Calgary

MLS® #A2113912

\$479,900

3 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to this immaculate townhouse in the desirable community of Kingsland!Â Extensively renovated from the ground up, the meticulous efforts are reflected in every detail. As you take your first steps into the living room, you are greeted with a cozy fireplace, high ceilings, large windows and access to your own private deck. This airy, light-filled and perfectly designed living space it just the start. Featuring Maple Custom cabinetry and Quartz countertops in the Kitchen and renovated bathrooms. The Kitchen has been transformed into a practical and functional space for entertaining complete with a stylish Island, paired with a large dining area. Including 23 soft close drawers, High-end Stainless-steel appliances with an Induction Cooktop and Built-in-wall oven, under counter lighting and custom glass tile backsplash. This floor is complete with a fully renovated 2 pc guest bathroom. The Solid Maple hardwood floors that flow throughout the entire home will lead you to the top floor where you will find 3 spacious bedrooms and 2 full bathrooms including a 4pc Ensuite. The large windows throughout allow you to soak in an abundance of natural light complete with Graber window coverings. The lower level offers ample space for storage including a large storage under the stairs and laundry area. Oversized insulated single garage with driveway, includes access to visitor parking.Â Affordable living in this incredibly well-managed condo complex complete with new garage doors, composite



decking, composite around exterior windows and doors, improved exterior lighting, roof redone, fences replaced and additional landscaping. This fabulous location is surrounded by amenities including Chinook Center, Heritage Park, walking distance to LRT and several different transit routes, a diverse selection of restaurants, shopping, parks, schools, and much more. Don't miss this opportunity to call this exquisite home your own!

Built in 1993

Essential Information

MLS® #	A2113912
Price	\$479,900
Sold Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	76 Kingsland Court Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0S2

Amenities

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 5th, 2024
Days on Market	22
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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