

\$949,900 - 85 Kirby Place Sw, Calgary

MLS® #A2114705

\$949,900

4 Bedroom, 4.00 Bathroom, 1,448 sqft
Residential on 0.15 Acres

Kingsland, Calgary, Alberta

SW Backyard | Triple Car Garage | Massive Lot | Extensively & Extravagantly Renovated | 4 BED + 3.5 BATH + GYM ROOM/OFFICE | 2 Primary Bedrooms Upstairs | Open Concept | Large Driveway | Esteemed Neighbourhood

Welcome to your dream home that seamlessly marries convenience and luxury. Nestled in a highly regarded and well-established neighborhood, this exquisite 4-bedroom, 4-bathroom residence is the epitome of modern living.

Step inside to discover a harmonious blend of modern finishes and essential comforts that cater to your every need. With a Scandinavian-inspired design, this home exudes elegance and simplicity that's both timeless and contemporary.

In a testament to sheer convenience, the main floor boasts an expansive laundry area. Itâ€™s equipped with a sink and many built-ins.

While numerous bungalows contend with the challenge of compact mud rooms, this residence distinguishes itself with a generously spacious mud room.

The heart of this home is the expansive kitchen, adorned with sleek stainless-steel appliances and ample space for culinary creations. Prepare gourmet meals effortlessly while relishing the practicality of a main floor



laundry room, a thoughtful feature that adds to the overall ease of daily living.

The primary bedroom is a luxurious retreat, boasting generous dimensions and a touch of opulence. Enjoy the convenience of a spacious walk-in closet, making organization a breeze. An additional bedroom with an ensuite bathroom offers privacy and comfort, catering to guests or family members alike.

Venture to the basement to discover a world of entertainment possibilities. A generously sized recreation room invites you to unwind and create memorable moments with loved ones. Two sizable bedrooms provide ample space for relaxation or a home office setup, while a den/exercise room caters to your versatility needs. Indulge in the finer things with a full bathroom for added convenience, ensuring that every corner of this home is functional and well-designed. And for those who appreciate a touch of sophistication, the basement is adorned with a stunning wet bar, perfect for hosting gatherings and celebrations.

A true highlight of this property is the generous lot size that accommodates both a detached double car garage (brand new with high ceilings) and an attached single car garage. Parking is an absolute breeze, ensuring your vehicles are secure and protected from the elements.

This home is generously upgraded. Included is a security camera system, built-in speakers, and under lit LED lighting. The glass railings contribute to an upscale ambiance in the house. The staircase is equipped with illuminated lighting all the way down.

Intrigued? This house is more than just a property; it's a lifestyle upgrade. Book a showing with your favourite realtor today!

Built in 1957

Essential Information

MLS® #	A2114705
Price	\$949,900
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,448
Acres	0.15
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	85 Kirby Place Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2K7

Amenities

Parking Spaces	5
Parking	Covered, Double Garage Detached, Driveway, Enclosed, Oversized, Single Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Open Lot, Private, Rectangular Lot
Roof	Asphalt
Construction	Composite Siding, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 28th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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