

# \$459,900 - 76 Kingsland Villas Sw, Calgary

MLS® #A2122529

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Renovated END UNIT - 3 Bed, 3 Bath Townhome in KINGSLAND VILLAS!!, Welcome to this bright & modern townhome. Upon entering you are greeted by a large foyer with tons of coat storage and inside access to the garage. Continuing to the living room you will find high ceilings, large sunny west-facing windows, a cozy corner fireplace and patio doors opening to a private and oversized sunny deck with glass railings and steps down onto a green space. Continuing up, the kitchen features stainless steel appliances, slate counters with a 3-person bar, and tons of cabinet storage space. The adjacent dining area is encased by windows and there is a stylish 2 piece powder room. Upstairs, you will find three large bedrooms, with the primary bedroom featuring a beautifully renovated ensuite and a walk-in closet! Completing this second level is the 4 piece bath with a soaker tub. Recent upgrades include completely new paint throughout the entire unit, a new tile floor in the en-suite bathroom, & new hwt 2023. Perfect location close to dining, transit, shopping, and an easy commute to downtown. Quiet complex with low condo fees. Do not miss out on this one!

Built in 1993

## Essential Information

MLS® # A2122529

Price \$459,900



|                |               |
|----------------|---------------|
| Sold Price     | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 76 Kingsland Villas Sw |
| Subdivision | Kingsland              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 5J9                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                                   |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | None                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Gas, Living Room                                                                                                                      |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Unfinished                                                                                                                   |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Lighting, Other                                     |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Few Trees |
| Roof              | Asphalt Shingle                                     |
| Construction      | Mixed, Wood Frame                                   |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Date Sold      | April 23rd, 2024 |
| Days on Market | 11               |
| Zoning         | M-CG d44         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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