

\$599,900 - 72 Kelvin Place Sw, Calgary

MLS® #A2129123

\$599,900

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Nestled in the tranquil heart of Kingsland, this bungalow on a 60' x 100' lot offers prime investment potential. Enjoy over 1300 square feet of living space, featuring a sunny South facing orientation. Enjoy community living here, a short distance to Chinook Center, Chinook LRT, Heritage LRT, Heritage Park, Rockyview Hospital, Glenmore Park, MRU, schools, parks, walking/bike paths and an array of dining options. With 3 bedrooms on the main floor, including a 3-piece ensuite, this home boasts a spacious entrance leading to a bright living and dining area. The kitchen overlooks the backyard, equipped with plumbing hookups for upper laundry and a rear entrance to the ILLEGAL suite. The master bedroom flaunts a full 3-piece ensuite and private closet. The basement has an ILLEGAL suite and offers a possibility for conversion to a legal suite with rezoning to RC1-S, the proper city permits and renovations/modifications. The basement comprises a large family room, kitchen, 4-piece bathroom with laundry, and 3 additional rooms potentially usable as bedrooms with the proper Egress windows installed. Recent upgrades include a rear fence (5 years ago), windows (approximately 6 years ago), and roof, hot water tank, and furnace (about 10 years ago). This property is perfect for an investor, developer, builder or a nice family. Be sure to check out the 3D virtual tour for a detailed walkthrough of this property.



Built in 1958

Essential Information

MLS® #	A2129123
Price	\$599,900
Sold Price	\$676,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	72 Kelvin Place Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2L1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Gentle Sloping, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 14th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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