

\$619,900 - 77 Kentish Drive Sw, Calgary

MLS® #A2132773

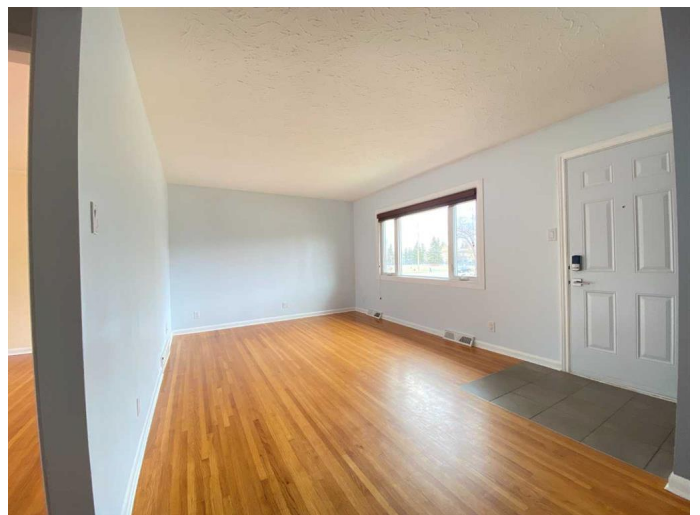
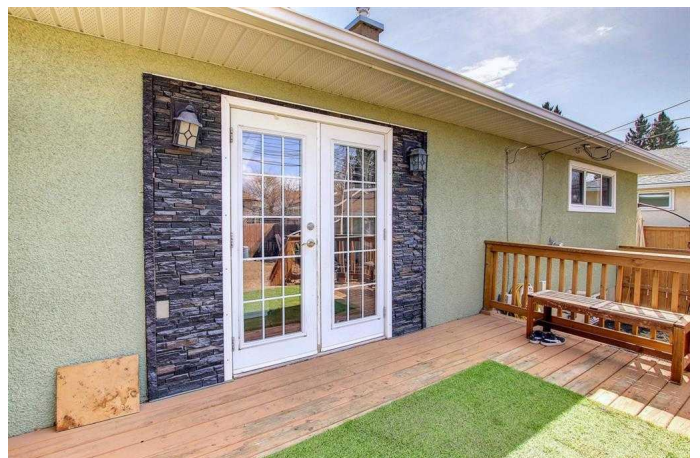
\$619,900

3 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.13 Acres

Kingsland, Calgary, Alberta

Investor Alert! Situated on a quiet street in the charming community of Kingsland, this adorable bungalow is sure to impress! Especially if you need to work from home, enjoy your very own fully developed building previously used for a music teacher as a studio. This ideal location is within walking distance to all levels of schools and, mere minutes to the many family-friendly neighborhood amenities, LRT and diverse shops and award-winning restaurants along McLeod Trail and Chinook Centre. After all of that adventure come home to a quiet sanctuary away from the hustle and bustle. This fantastic home offers 1,770 sqft of developed space plus an additional 317 sqft in the converted art/music studio, perfect for hobbies, as a gym, yoga studio or work from home space that is both heated and air-conditioned! The main level of the home also has central air-conditioning and is flooded with natural light that illuminates the beautiful hardwood floors. Oversized windows adorn the inviting living room with a pass-through window into the kitchen for easy interaction. The eat-in kitchen is neutral with lots of counter and cabinet space and a ton of sunshine. 2 spacious bedrooms are on this level along with an updated family bathroom and access to the tranquil backyard. Relax on the large deck overlooking a nice open yard with a high privacy fence. When you would rather unwind inside, gather in the family room in the finished basement for games and



movies. An additional bedroom plus flex room are on this level as well as a second full bathroom and plenty of storage. High efficiency furnace. This extremely family-oriented community boasts a skating rink, sports courts, outdoor fitness equipment, dry pond with a walking/cycling track and much more, ideal for any busy family or outdoor enthusiasts.

Built in 1961

Essential Information

MLS® #	A2132773
Price	\$619,900
Sold Price	\$610,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	77 Kentish Drive Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2L4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Converted Garage, Off Street, On Street, Parking Pad
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Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 29th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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