

# \$699,900 - 27 Kelvin Place Sw, Calgary

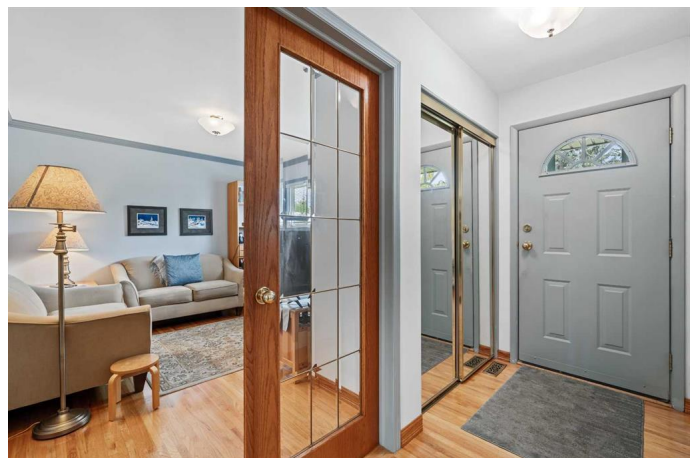
MLS® #A2162697

**\$699,900**

5 Bedroom, 2.00 Bathroom, 1,301 sqft  
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Opportunity knocks!!! This 1300 sq. ft. bungalow is a perfect blend of comfort and charm. It is nestled on one of the best streets in south Kingsland. This home boasts a spacious south-facing rear yard with a deck, patio and a power awning - ideal for outdoor gatherings and gardening. Upon entering, you are greeted by gleaming hardwood floors that flow throughout the main floor adding warmth and elegance to the living space. The main floor highlights a spacious living room with enough room to comfortably seat 8 people, a sunny dining room featuring sliding doors onto the rear deck, and a functional kitchen with a breakfast bar for informal meals. There is a four-piece family bathroom complemented by a three-piece ensuite in the primary bedroom. The main floor was originally designed with 3 bedrooms. One of them has been tastefully converted into a den - perfect for a home office or study, and easily converted back to a bedroom. The property has been meticulously maintained over the years and includes updated windows, roof, and furnace. The lower level is developed with 2 additional bedrooms and a large rec room providing plenty of room for a growing family. Excellent schools are within walking distance - Chinook Park Elementary which is a dual-track Kindergarten to grade 6 school offering French Immersion, and regular programming, and Henry Wise Wood High School (IB program). Woodman School is a short trip away for grades 7 - 9 and also offers French Immersion.



Don't miss out on the opportunity to make this charming bungalow your own!

Built in 1958

**Essential Information**

MLS® #	A2162697
Price	\$699,900
Sold Price	\$690,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	27 Kelvin Place Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2K9

**Amenities**

Parking Spaces	1
Parking	Driveway, Off Street, Parking Pad

**Interior**

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, French Door
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Garden, Private Yard, Awning(s)  
Lot Description        Back Yard, Front Yard, Garden, Many Trees  
Roof                      Asphalt Shingle  
Construction          Stucco, Cedar  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 5th, 2024  
Date Sold                September 24th, 2024  
Days on Market        19  
Zoning                    R-C1  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.