

# \$582,000 - 47 Kingsland Villas Sw, Calgary

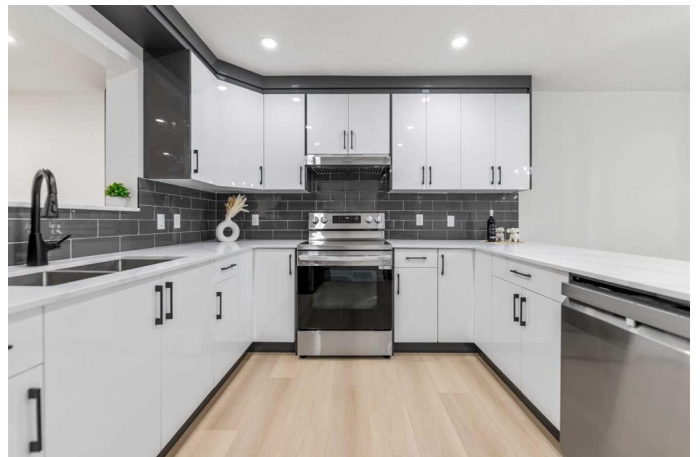
MLS® #A2166024

**\$582,000**

3 Bedroom, 3.00 Bathroom, 1,515 sqft  
Residential on 0.00 Acres

Kingsland, Calgary, Alberta

**\*RARE\*** Welcome to this LUXURY AND EXTENSIVELY RENOVATED (GUTTED FROM THE STUDS) 3 Bed 3 Bath END UNIT townhome with a FULLY FINISHED BASEMENT with WET BAR in the community of Kingsland, fantastic location near all amenities and shops on Macleod Trail with easy access to all major roads. Walking distance to Chinook mall, two C-Train stations (Heritage & Chinook), Glenmore Reservoir and Rocky View Hospital and quick drive to Downtown Calgary. This bright high ceiling townhouse offers spacious LIVING SPACE, 3-bedroom, 2.5 bathroom including master en-suite with double sinks and a generous size rear deck to enjoy summer bbq gatherings. A great starter family option for FIRST TIME HOME BUYERS or an INVESTMENT PROPERTY with a potential monthly rental income of \$3000/month. Upgrades include: Brand new luxury kitchen cabinets, beautiful stone counters with timeless subway backsplash tiles, Energy efficient LED pot lights and new light fixtures throughout, brand-new stainless-steel appliance set with 1 year warranty, beautiful brand-new vinyl plank with brand new bathrooms, newer vinyl windows, Brand new Hot water tank, etc. All POLY B pipes has been removed and replaced with new Flex pipes, serviced furnace. This unit has been gutted from the studs so all drywalls are brand new with knockdown textured ceilings, blown insulation in the attic ceiling. This unit almost equivalent



to moving in to a brand-new home! The location is perfect for families who love spending time outdoors, within a short drive to GLENMORE PARK with options for WALKING / BIKING TRAILS to explore throughout the year. Perfectly located close to schools, playgrounds, daycares, shopping/amenities and Rocky view General hospital. Ensuring the complex is well-managed and maintained when buying into a condominium is essential. That's precisely what you'll get in Kingsland Villas with well-maintained and clean complex. The townhouse offers an insulated single garage with a driveway for 2nd vehicle and visitor parings within steps away. This EXTENSIVELY & top to bottom renovated townhouse offers LUXURY features throughout, FINISHED BASEMENT WITH WET BAR for additional living space with a private deck. Call your favourite realtor before this GEM gets sold!

Built in 1993

### Essential Information

MLS® #	A2166024
Price	\$582,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,515
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	47 Kingsland Villas Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J9

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 16th, 2024
Date Sold	October 22nd, 2024
Days on Market	36
Zoning	M-CG d44
HOA Fees	0.00

### Listing Details

Listing Office

First Place Realty

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