

# \$464,900 - 8 Kingsland Villas Sw, Calgary

MLS® #A2249732

**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to this lovely townhome in Kingsland located close to Chinook Mall, additional shopping, many restaurants and public transportation. This 3 bedroom & 2.5 bath home is an end unit and centrally located in the complex, which has nice landscaping and mature trees. The entry level has access to the garage and lower floor, a few steps up to level two you will find the open kitchen and dining room with high ceilings and a wall of windows flooding the area with natural light - off the dining are patio sliders leading to the east facing semi-private balcony with glass rails, over looking the tree lined green space, a great area to relax, enjoy the morning sunshine or dine. Kitchen has ample counter and cupboard space, subway tile back splash and SS appliances. Up to the bright main living room, over looking the dining/kitchen, anchored by a tile surround corner fireplace and two piece powder room. The upper level you will find the large primary bedroom with a 4 piece ensuite, the additional 2 bedrooms, linen closet and full 4 piece bath. The lower level has the full laundry, tons of storage space and can easily be converted to additional living space. Single attached garage has room for storage and driveway can accommodate an additional vehicle. This complex is very quiet, very well managed and in great shape financially for worry free living.

Built in 1993



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249732      |
| Price          | \$464,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,519         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8 Kingsland Villas Sw |
| Subdivision | Kingsland             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V5J9                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home                                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                          |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                    |
| Has Basement      | Yes                                                                                                 |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-CG d44          |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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