



**GRASSROOTS**  
REALTY GROUP

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**96 Kingsland Place SW**  
**Calgary, Alberta**

**MLS # A2230573**



**\$710,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Side, On Street, Oversized, Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Main		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** 1x Garage Remotes

Welcome to this beautifully maintained and thoughtfully updated 3-bedroom up (1 down) home in the sought-after community of Kingsland. Situated on a generous ~6,000 sq/ft lot (~60'x100'), this property offers the space, flexibility, and R-CG zoning that today's buyer and/or investor is searching for. Whether you're looking to live in it, suite it (subject to approval and permitting by the city/municipality), rent it, hold it, or redevelop it, the choice and the opportunity is yours. The exterior reflects a charming, well-maintained, 1950-60s aesthetic, surrounded by mature vegetation and established gardens. Inside, you'll find newer flooring, updated baseboards, and interior/exterior doors on the main floor, plus a stunningly renovated bathroom that blends modern style with the home's original character. The huge main floor living area is flooded with natural light, thanks to the 2010 new windows. The kitchen is extremely functional, with plenty of cupboard and counter space, while the dining area is made for hosting from everyday dinners to special celebrations. Downstairs, the basement is filled with mid-century modern charm, featuring a cozy gas fireplace, a 4th bedroom (egress to be confirmed by buyer), a (potential) 3-piece bathroom (awaiting final touches), kitchenette/bar/cupboards, laundry area, and tons of storage. A standout feature of the property is its unique elevation and exposure: the backyard faces North-West, perfect for sunsets and warm summer evenings, while you enjoy your covered deck; a true oasis. Meanwhile, the South-East exposure in the front and side yards makes it a dream for gardening; you truly get the best of all worlds. The home is complete with an oversized (23'2"x25'3") double garage and an

additional parking pad, offering ample space for vehicles, hobbies, or a workshop. Location is key - and Kingsland delivers. Just minutes from Macleod, Glenmore, Elbow, Chinook Centre, and the LRT, you're perfectly positioned for commuting, shopping, dining, and more. It's a neighborhood on the rise, offering strong long-term potential and unbeatable lifestyle convenience. Whether you're looking to move in, rent out, or reimagine - this one is a SMART MOVE. Don't let this one flirt with someone else - act fast.