



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25 Kirby Place SW
Calgary, Alberta

MLS # A2247616



\$750,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

Inclusions: All basement appliances

**** OPEN HOUSE SATURDAY AUGUST 16 1-3PM *** Welcome home to this beautifully fully renovated legally suited home on a picturesque street in the heart of Kingsland! The main floor features luxury vinyl plank flooring, a new kitchen with full height floor-to-ceiling cabinetry, subway tile backsplash, built-in coffee nook and upgraded stainless steel appliances. The spacious dining room has enough space to seat 6-8 people and a built in china cabinet. The living area features a large window allowing in an abundance of natural light and has enough room for any of your living room set ups. Completing the main floor you have three generously sized bedrooms and a bright and clean 4 piece bathroom. All main floor renovations were completed in 2022. The legal basement suite was completed in 2016 and features its own separate entrance and laundry. The suite features an open floor plan with a full kitchen equipped with stone counters and stainless steel appliances . The living area has an abundance of pot lights throughout allowing for a bright an open feel throughout the suite. The massive bedroom is large enough for a king bed and leads to the 4 piece bathroom accompanied by a spacious walk in closet. The backyard oasis is fully fenced and features a wooden patio, plenty of garden beds for the green thumb and has more than enough space to be able to build a garage. There is plenty of parking in the front of the home with the large driveway and carport. Notable upgrades include: triple pane windows (2022), Roof (2016), Hot Water Tank (2016).