



**GRASSROOTS**  
REALTY GROUP

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## 51 Kingsland Villas SW Calgary, Alberta

**MLS # A2259737**



# \$499,900

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SUNDAY SEPT 28, 1-3PM\*\*\* Welcome to this bright and spacious 3-bedroom, 2.5-bath end unit townhouse in the heart of Kingsland, backing directly onto peaceful green space. The main level showcases a stunning kitchen and dining area with soaring ceilings, expansive windows, and loads of natural light. The kitchen is equipped with stainless steel appliances, generous counter space, and plenty of storage&mdash;perfect for both everyday cooking and entertaining. Just a few steps up, the inviting living room features gleaming hardwood floors, a cozy gas fireplace, and large windows that create a warm, welcoming atmosphere. Upstairs, the oversized primary suite offers a walk-in closet and private ensuite, while two additional bedrooms and another full bathroom complete the top floor. The finished basement provides even more living space&mdash;ideal for a media room, home office, or workout area&mdash;along with ample storage. Recent updates include a newer furnace and hot water tank for peace of mind. Outside, enjoy your private deck overlooking mature trees and tranquil green space. The property also includes an attached single-car garage, adding everyday convenience and security. With its desirable location close to shopping, schools, parks, and transit, this Kingsland gem offers the perfect combination of space, style, and comfort.