



GRASSROOTS
REALTY GROUP

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23 Klamath Place SW
Calgary, Alberta

MLS # A2262308



\$610,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, See Remarks, Treed		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All attached fixtures

Great sought after community of Kingsland because of its inner city location! Three bedroom bungalow with full basement! Single detached garage with alley at rear. Easy and quick access to downtown, major transportation routes, public transit, walking paths, hospitals, shopping, restaurants and lots of amenities. Close to Chinook and Heritage LRT. Walk or bike to Glenmore Reservoir and enjoy the spectacular views and pathways. You have everything in suburban life as well as being so very close to the excitement and entertainment of Calgary's downtown. This home is a great opportunity for home ownership. You will love the big, private lot. The main floor greets you with living room and dining, kitchen, primary bedroom plus two others and a full bath. Downstairs you will find a large recreational/entertainment space, den/flex room that could easily be a bedroom with the installation of an egress window. There is a storage room, utility/furnace room and lots more storage space. House and garage roof shingles replaced in 2022, windows approximately 2012, hot water tank 2022 and the boiler just serviced 2025. This home has ample space for a family. The best thing about this home is that it is affordable and will allow the new owner to get in, enjoy a great neighborhood and make improvements to suit themselves and at their own pace.