



GRASSROOTS
REALTY GROUP

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

3 Kentish Drive SW
Calgary, Alberta

MLS # A2286841



\$724,800

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Upstairs TV wall mount, second fridge, stove, washer and dryer in the basement suite, irrigation system, gazebo, shed		

Renovated detached homes in established inner-city southwest Calgary are increasingly difficult to find. Especially beautifully RENOVATED homes on CORNER LOTS this well connected. FINISHED DOUBLE GARAGE | 2 LAUNDRY ROOMS | 2 BEDROOM ILLEGAL BASEMENT SUITE | CENTRAL AC | SOUTH BACKYARD w/ UNDERGROUND SPRINKLER SYSTEM | AGGREGATE BACKYARD PATIO | ACROSS FROM PLAYGROUND & OUTDOOR RINK | This gorgeous bungalow offers an open floor plan creating seamless flow for everyday living. Large windows bathe the living room in natural light while added pot lights ensure warm, even illumination into the evening. Designer lighting defines the large dining space, elevating both casual meals and larger gatherings. At the centre of it all, the chef's kitchen impresses with quartz countertops, stainless steel appliances, full-height cabinetry and a large island that invites connection over morning coffees or evening conversations. Neutral tones throughout provide a timeless backdrop that complements any style. A stylish 4-piece bathroom serves the main level, while the primary bedroom feels like a true retreat with trendy sliding doors leading to an impressive double wall walk-in closet and your private ensuite. You'll also find a spacious second bedroom for a little one or an excellent office space for working at home. Downstairs, a separate entrance leads to an illegally suited basement designed for multi-generational living or flexible family space. An open-concept living area offers room to relax, while a neutral white kitchen, 2 additional bedrooms and a 4-piece bathroom provide independence and functionality. SEPARATE LAUNDRY ROOMS add convenience and privacy. CENTRAL AIR CONDITIONING keeps the home comfortable throughout the warmer months. Outside, the

south-facing backyard offers sunshine throughout the day, creating an ideal setting for summer barbeques on the deck or evenings spent unwinding beneath the covered gazebo patio resting on a CUSTOM AGGREGATE PATIO. A built-in sprinkler system keeps the lawn lush with minimal effort, while a large grassy area tucked behind the garage provides a safe, privately fenced space for kids and pets to play. An insulated and drywalled double detached garage with dual doors adds secure parking and valuable storage. Everyday amenities are within walking distance including schools, parks and local shops, while nearby Macleod Trail and transit routes provide convenient access throughout the city. Kingsland remains one of southwest Calgary's most connected and established communities, offering quick access to Chinook Centre, Heritage LRT Station and major roadways for an easy commute. Thoughtfully updated and exceptionally located, this stunning home delivers comfort, flexibility and everyday convenience at a very affordable price. Don't wait - Call your realtor today!