



**4 Kingsland Villas SW  
Calgary, Alberta**

**MLS # A2287025**



**\$399,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Street Lig		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** n/a

OPEN HOUSE SAT FEB 21 from 1-3pm. Planted so perfectly in Calgary's southwest that city planners still high-five each other about it, 4 Kingsland Villas SW sits inside a legendary rectangle of roads &mdash; Glenmore Trail, Macleod Trail, Heritage Drive, and Elbow Drive &mdash; essentially forming a forcefield of convenience around your entire existence. This isn't just a location, it's a flex. Downtown Calgary is close enough to make you look like a committed professional, yet far enough away that nobody's realistically expecting you to pop by on a Sunday. You're not in the middle of nowhere. You're not swallowed by the city. You're in Kingsland &mdash; the Goldilocks zone of Calgary real estate, where everything is just right and property values have the audacity to prove it. Getting around from your new SW fortress is so effortless it's almost suspicious. The Chinook and Heritage LRT stations are within such easy reach that owning a car becomes more of a lifestyle choice than an actual necessity &mdash; but should you drive, Macleod Trail sits right there like a loyal golden retriever, ready to whisk you to the airport, the mountains, or away from whatever social obligation you've been quietly dreading for three weeks. Cyclists will weep openly at the proximity to the Glenmore Reservoir pathway system, a stunning network of trails where you can convincingly cosplay as an outdoorsy person while people who've been running since 5am lap you with infuriating cheerfulness. The bottom line: there is absolutely no excuse for being late to anything ever again &mdash; which is either exhilarating or mildly terrifying depending on your relationship with punctuality. Then there are the amenities, and honestly, Kingsland is showing off at this point. Chinook Centre &mdash; Calgary's largest shopping mall &mdash; looms magnificently to your north like a benevolent retail overlord,

armed with cinema screens, a bowling alley, and enough stores to ensure every version of a bad day has a cure. Macleod Trail delivers Canadian Tire, Real Canadian Superstore, Winners, and a restaurant lineup so deep that "I don't know, what do you want for dinner?" can finally be retired as a conversation. Heritage Park Historical Village sits nearby for the days you want culture, history, and the smug satisfaction of watching someone churn butter while you mentally thank your dishwasher. The Glenmore Reservoir offers kayaking, sailing, and views so good your friends will quietly resent you, while the Kingsland Community Association seals the deal with farmers markets, skating rinks, ball diamonds, and an outdoor gym &mdash; because apparently being one of Calgary's most connected neighbourhoods just wasn't impressive enough on its own. ?? Book your showing before someone with better taste &mdash; and faster reflexes &mdash; beats you to it.