



# 47 Kingsland Villas Calgary Alberta

\$582,000

**\*RARE\*** Welcome to this LUXURY AND EXTENSIVELY RENOVATED (GUTTED FROM THE STUDS) 3 Bed 3 Bath END UNIT townhome with a FULLY FINISHED BASEMENT with WET BAR in the community of Kingsland, fantastic location near all amenities and shops on Macleod Trail with easy access to all major roads. Walking distance to Chinook mall, two C-Train stations (Heritage & Chinook), Glenmore Reservoir and Rocky View Hospital and quick drive to Downtown Calgary. This bright high ceiling townhouse offers spacious LIVING SPACE, 3-bedroom, 2.5 bathroom including master en-suite with double sinks and a generous size rear deck to enjoy summer bbq gatherings. A great starter family option for FIRST TIME HOME BUYERS or an INVESTMENT PROPERTY with a potential monthly rental income of \$3000/month. Upgrades include: Brand new luxury kitchen cabinets, beautiful stone counters with timeless subway backsplash tiles, Energy efficient LED pot lights and new light fixtures throughout, brand-new stainless-steel appliance set with 1 year warranty, beautiful brand-new vinyl plank with brand new bathrooms, newer vinyl windows, Brand new Hot water tank, etc. All POLY B pipes has been removed and replaced with new Flex pipes, serviced furnace. This unit has been gutted from the studs so all drywalls are brand new with knockdown textured ceilings, blown insulation in the attic ceiling. This unit almost equivalent to moving in to a brand-new home! The location is perfect for families who love spending time outdoors, within a short drive to GLENMORE PARK with options for WALKING / BIKING TRAILS to explore throughout the year. Perfectly located close to schools, playgrounds, daycares, shopping/amenities and Rocky view General hospital. Ensuring the complex is well-managed and maintained when buying into a condominium is essential. That's precisely what you'll get in Kingsland Villas with well-maintained and cle...

Dining room 8.50 Ft x 12.92 Ft

Kitchen 11.00 Ft x 10.33 Ft

2pc Bathroom 5.42 Ft x 5.42 Ft

Bedroom 10.00 Ft x 9.25 Ft

Bedroom 13.50 Ft x 8.92 Ft

4pc Bathroom 7.75 Ft x 7.67 Ft

4pc Bathroom 11.83 Ft x 6.00 Ft

Laundry room 5.67 Ft x 5.33 Ft

Furnace 7.00 Ft x 5.67 Ft

Living room 18.58 Ft x 13.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**RE/MAX REAL ESTATE  
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Primary Bedroom 12.33 Ft x 10.83 Ft