



96 Kingsland Place Calgary Alberta

\$710,000

Welcome to this beautifully maintained and thoughtfully updated 3-bedroom up (1 down) home in the sought-after community of Kingsland. Situated on a generous ~6,000 sq/ft lot (~60'x100'), this property offers the space, flexibility, and R-CG zoning that today's buyer and/or investor is searching for. Whether you're looking to live in it, suite it (subject to approval and permitting by the city/municipality), rent it, hold it, or redevelop it, the choice - and the opportunity - is yours. The exterior reflects a charming, well-maintained, 1950-60s aesthetic, surrounded by mature vegetation and established gardens. Inside, you'll find newer flooring, updated baseboards, and interior/exterior doors on the main floor, plus a stunningly renovated bathroom that blends modern style with the home's original character. The huge main floor living area is flooded with natural light, thanks to the 2010 new windows. The kitchen is extremely functional, with plenty of cupboard and counter space, while the dining area is made for hosting - from everyday dinners to special celebrations. Downstairs, the basement is filled with mid-century modern charm, featuring a cozy gas fireplace, a 4th bedroom (egress to be confirmed by buyer), a (potential) 3-piece bathroom (awaiting final touches), kitchenette/bar/cupboards, laundry area, and tons of storage. A standout feature of the property is its unique elevation and exposure: the backyard faces North-West, perfect for sunsets and warm summer evenings, while you enjoy your covered deck; a true oasis. Meanwhile, the South-East exposure in the front and side yards makes it a dream for gardening - you truly get the best of all worlds. The home is complete with an oversized (23'2"x25'3") double garage and an additional parking pad, offering ample space for vehicles, hobbies, or a workshop. Location is key - and Kingsland delivers. Just minute...

Recreational, Games room 14.75 Ft x 30.08 Ft

Bedroom 12.75 Ft x 12.92 Ft

1pc Bathroom 22.50 Ft x 7.33 Ft

Living room 18.25 Ft x 13.08 Ft

Dining room 10.67 Ft x 13.83 Ft

Kitchen 10.67 Ft x 13.83 Ft

Primary Bedroom 10.75 Ft x 11.33 Ft

Bedroom 10.92 Ft x 11.58 Ft

Bedroom 12.17 Ft x 8.08 Ft

3pc Bathroom 8.75 Ft x 5.25 Ft

Listing Presented By:



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