

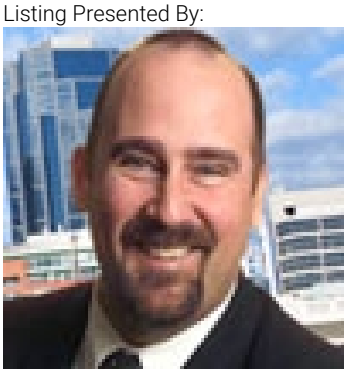
12 Kingsland Villas Calgary Alberta

$489,900

Renovated 3-bedroom, 3.5-bathroom 4-level split townhome in Kingsland, one of inner-city Calgary's most connected communities, just minutes from Glenmore Park and the Glenmore Reservoir pathway system for walking, running, and cycling. This 1,477 sq ft home has had all Poly-B plumbing fully removed and features vaulted ceilings, oversized windows, and a bright, open main level filled with natural light.The modern kitchen anchors the home with quartz countertops, two-tone flat-panel cabinetry, stainless steel appliances, and a waterfall-edge breakfast bar. The adjacent living room offers a gas fireplace and oak hardwood flooring, opening onto a private west-facing deck. Upstairs, the primary bedroom includes a walk-in closet and a 3-piece ensuite, alongside two additional bedrooms, a 5-piece main bath with double vanity, and a powder room.The finished lower level adds a flexible family or games room, a full 3-piece bathroom, and in-unit laundry, ideal as a home office, guest space, or fourth bedroom. A single attached garage plus a double-length driveway provide parking for multiple vehicles, a rare advantage in the complex.Beyond Glenmore Park, the location puts Chinook Centre and Macleod Trail shopping and dining minutes away, with two LRT stations (Chinook and Heritage), Rockyview General Hospital, and downtown Calgary all close by. Parks, playgrounds, schools, and transit are within walking distance. Monthly condo fees cover exterior maintenance, insurance, professional management, snow removal, and reserve fund contributions. A move-in-ready, low-maintenance home in established Kingsland, Calgary. (id:6769)

Kitchen 9.17 Ft x 14.33 Ft
Dining room 9.00 Ft x 15.50 Ft
2pc Bathroom 5.08 Ft x 5.33 Ft
Living room 18.25 Ft x 18.83 Ft
Primary Bedroom 12.00 Ft x 13.08 Ft
3pc Bathroom 5.92 Ft x 7.08 Ft
Bedroom 9.00 Ft x 10.08 Ft
Bedroom 8.92 Ft x 13.50 Ft
5pc Bathroom 7.58 Ft x 7.58 Ft
Recreational, Games room 12.67 Ft x 13.00 Ft
3pc Bathroom 4.83 Ft x 6.08 Ft
Furnace 6.50 Ft x 6.08 Ft
Foyer 6.75 Ft x 11.25 Ft

Listing Presented By:



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