

# \$474,900 - 43 Kingsland Villas Sw, Calgary

MLS® #A2250099

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to Kingsland – a hidden gem of a community in SW Calgary, offering a rare blend of central convenience while still feeling private and tucked away. This beautifully updated townhome delivers comfort, space, and exceptional value in one of the city’s most connected locations.

- **Spacious Living:** Nearly 1,500 sq. ft. of living space with 3 bedrooms and 2.5 bathrooms. The primary suite is a true retreat with a walk-in closet and private ensuite. Two additional bedrooms and another full 4-piece bathroom complete the upper level, perfect for families, guests, or a home office.
- **Bright & Inviting:** A stunning living room with soaring vaulted ceilings, transom windows that flood the space with natural light, and a cozy gas fireplace. Patio doors lead to a sunny south-facing deck, ideal for morning coffee or evening gatherings.
- **Functional Kitchen:** Generous work area, light oak cabinetry, and a spacious breakfast nook with a large picture window. A convenient breakfast bar seamlessly connects the kitchen to the dining area for effortless entertaining.
- **A Finished Lower Level ~** The basement is fully developed with a spacious family room, offering the perfect spot for movie nights, a games area, or a quiet retreat.
- **Thoughtful Updates:** Recently refreshed with laminate flooring and neutral paint throughout, creating a warm, modern, and move-in-ready home.
- **In a Prime Location:** With convenient access to MacLeod Trail, you’re in the heart of the city with quick connections to



dining, shopping, theatres, and more. At the same time, Kingsland's established charm and tree-lined streets provide a peaceful, private feel that makes it one of Calgary's best-kept secrets ~ This home is in excellent condition and represents tremendous value in Kingsland. Don't miss your chance to make it yours!

Built in 1993

### Essential Information

MLS® #	A2250099
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	43 Kingsland Villas Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Garden
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	M-CG d44

## Listing Details

Listing Office	RE/MAX Realty Professionals
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