

51 Kingsland Villas SW
Calgary, Alberta

MLS # A2259737



\$499,900

Division:	Kingsland		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,491 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY SEPT 28, 1-3PM Welcome to this bright and spacious 3-bedroom, 2.5-bath end unit townhouse in the heart of Kingsland, backing directly onto peaceful green space. The main level showcases a stunning kitchen and dining area with soaring ceilings, expansive windows, and loads of natural light. The kitchen is equipped with stainless steel appliances, generous counter space, and plenty of storage—perfect for both everyday cooking and entertaining. Just a few steps up, the inviting living room features gleaming hardwood floors, a cozy gas fireplace, and large windows that create a warm, welcoming atmosphere. Upstairs, the oversized primary suite offers a walk-in closet and private ensuite, while two additional bedrooms and another full bathroom complete the top floor. The finished basement provides even more living space—ideal for a media room, home office, or workout area—along with ample storage. Recent updates include a newer furnace and hot water tank for peace of mind. Outside, enjoy your private deck overlooking mature trees and tranquil green space. The property also includes an attached single-car garage, adding everyday convenience and security. With its desirable location close to shopping, schools, parks, and transit, this Kingsland gem offers the perfect combination of space, style, and comfort.