

**49 Kentish Drive SW**  
**Calgary, Alberta**

**MLS # A2289874**



**\$684,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** BUILT IN OVER, A/C, WASHER, DRYER, ELECTRIC COOKTOP, HUMIDIFIER, HOOD FAN, WINDOW COVERINGS, SHED, REFRIGERATOR, DISHWASHER, GARAGE CONTROL (1)

Welcome to this lovingly maintained home tucked away on a quiet, tree-lined street in the established community of Kingsland. Combining timeless character with thoughtful updates, this property offers the perfect balance of comfort, functionality, and inviting outdoor living. Step inside to discover a bright main floor featuring rich hardwood flooring and a warm, welcoming layout designed for everyday living. The sun-filled living room, highlighted by a charming bay window, flows effortlessly into the dining and lounge area, all overlooking the sunny west-facing backyard—an ideal setting for relaxing evenings or entertaining family and friends. The kitchen is both practical and inviting, complete with a cooktop, built-in oven, modern backsplash, and a cozy breakfast nook. The main level is completed by three well-sized bedrooms and a beautifully updated 3-piece bathroom, offering comfortable living for families or guests. Downstairs, the fully developed basement significantly expands the living space. A large family room provides the perfect place for movie nights or gatherings, while two additional flexible rooms offer endless possibilities—whether for a home office, gym, guest rooms, or hobby space. Another updated 3-piece bathroom and generous storage areas add further convenience. Major upgrades provide peace of mind, including newer upstairs windows, a furnace (2022), hot water tank, central air conditioning, and fresh neutral paint throughout. Step outside and discover a backyard designed to be enjoyed. The beautifully landscaped yard features custom stonework, raised garden beds, vibrant flower gardens, and a private patio retreat—perfect for summer evenings. A storage shed and alley access to the double detached garage complete the outdoor space. Located in a mature, well-connected neighbourhood close to schools, parks, transit,

and everyday amenities, this is a rare opportunity to own a home that has been truly cared for and thoughtfully improved over the years. Book your private showing today and experience everything this exceptional home has to offer.