

639 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2309706



\$550,000

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	910 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Asphalt, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Street L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Downstairs Appliances: Microwave, Electric Range, Refrigerator, Washer, Dryer, Hood Fan, Central Vacuum, Shed, 16 boxes of laminate flooring in the basement storage area under the stairs.

OPEN HOUSE: June 7 Between 2PM-4PM. WOW! RENOVATED bungalow duplex with a LEGAL basement SUITE in the highly sought after community of Kingsland, just a 12 minute walk to CHINOOK CENTRE, 20 minute walk to the LRT STATION, and only 1 minute to the bus stop! This MOVE IN READY home features soaring VAULTED and BEAMED CEILINGS, HARDWOOD and tile flooring throughout the main floor with no carpet, FRESH PAINT (2026), NEW HOT WATER TANK (2026), NEW WINDOWS (2020), NEW SHINGLES (2020), and a BEAUTIFUL UPGRADED KITCHEN (2019) with QUARTZ countertops, upgraded cabinetry, and modern finishes. The BRIGHT and functional layout offers excellent living space upstairs, while the LEGAL BASEMENT SUITE with laminate flooring provides outstanding MORTGAGE HELPER or INVESTMENT POTENTIAL. Outside, enjoy the LANDSCAPED BACKYARD with fruit trees, LARGE and SUNNY recently painted DECK perfect for entertaining, and rare rear PARKING FOR 3 VEHICLES. Ideally located near excellent public, separate, and private schools including Chinook Park School, Henry Wise Wood High School, St. Augustine School, and Canadian Montessori School. Rarely do homes with this level of updates, income potential, and unbeatable convenience come available in such a PRIME CENTRAL LOCATION! The property previously generated \$2,600/month in rental income, with tenants paying utilities separately.