

4 Kingsland Villas SW Calgary, Alberta

MLS # A2336423



\$575,000

Division:	Kingsland		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,473 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 4 Kingsland Villas SW! Fully renovated from top to bottom, this beautifully updated 3-bedroom, 3-bathroom townhome offers over 1800 sq. ft. of developed living space in the sought-after community of Kingsland. With thoughtful upgrades throughout and an unbeatable central location, this is a home where you can simply move in and enjoy. As you enter, you'll immediately notice the high-end wide-plank LVP flooring with custom flush-mounted vents that continue throughout the entire home. A stunning custom maple and glass railing, soaring ceilings, and large windows add to the bright, open feel and allow natural light to flow throughout. The brand-new kitchen is designed for both everyday living and entertaining, featuring timeless white cabinetry, quartz countertops, an upgraded tile backsplash, stainless steel appliances, and a large peninsula island with pendant lighting and seating for four. The spacious dining area includes a built-in coffee bar with additional cabinetry and a convenient charging station, while direct access to the composite deck makes summer dinners and evenings outside easy. Up one level, the cozy family room overlooks the level below and features an updated gas fireplace, creating a comfortable space to gather with family and friends. A newly renovated two-piece bathroom completes this level. Upstairs, the spacious primary bedroom features a walk-in closet with built-ins, a beautiful accent wall with wall sconce lighting, and a renovated three-piece ensuite! Two additional generously sized bedrooms and an updated main 4-piece bathroom complete this level. All three bathrooms have been completely refreshed with new white oak vanities, tile, showers, plumbing fixtures, lighting, and anti-fog mirrors. The fully finished versatile lower level makes the perfect space for an at home office, rec room, or a

kids play area. Completing this level is a beautiful laundry room with upper cabinet storage, quartz countertops, and a brand-new washer & dryer! The updates extend well beyond the finishes, with all Poly-B piping removed and new plumbing installed throughout, giving you added peace of mind. An attached single-car garage provides additional storage and everyday convenience. Located just minutes from Chinook Centre, Chinook and Heritage CTrain stations, schools, parks, playgrounds, restaurants, shopping, and fitness centres, everything you need is close to home. Quick access to Macleod Trail also makes commuting downtown and around the city easy. With the renovations complete and an incredible location to match, 4 Kingsland Villas SW offers the space you need, the updates you want, and the convenience that makes everyday life easier.