



THE
A-TEAM

**RE/MAX
FIRST**

47 KINGSLAND Villas, Calgary T2V 5J9

MLS®#: **A2166024** Area: **Kingsland** Listing Date: **09/16/24** List Price: **\$582,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1993**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,515**
 Low Sqft:
 Ttl Sqft: **1,515**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	8`6" x 12`11"	Living Room	Main	18`7" x 13`5"
Kitchen	Second	11`0" x 10`4"	Laundry	Basement	5`8" x 5`4"
Furnace/Utility Room	Basement	7`0" x 5`8"	Bedroom	Third	10`0" x 9`3"
Bedroom	Third	13`6" x 8`11"	Bedroom - Primary	Third	12`4" x 10`10"
4pc Bathroom	Third	7`9" x 7`8"	4pc Ensuite bath	Third	11`10" x 6`0"
2pc Bathroom	Second	5`5" x 5`5"			

Legal/Tax/Financial

Condo Fee:
\$312

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **9411744**

Remarks

Pub Rmks: ***RARE* Welcome to this LUXURY AND EXTENSIVELY RENOVATED (GUTTED FROM THE STUDS) 3 Bed 3 Bath END UNIT townhome with a FULLY FINISHED BASEMENT with WET BAR in the community of Kingsland, fantastic location near all amenities and shops on Macleod Trail with easy access to all major roads. Walking distance to Chinook mall, two C-Train stations (Heritage & Chinook), Glenmore Reservoir and Rocky View Hospital and quick drive to Downtown Calgary. This bright high ceiling townhouse offers spacious LIVING SPACE, 3-bedroom, 2.5 bathroom including master en-suite with double sinks and a generous size rear deck to enjoy summer bbq gatherings. A great starter family option for FIRST TIME HOME BUYERS or an INVESTMENT PROPERTY with a potential monthly rental income of \$3000/month. Upgrades include: Brand new luxury kitchen cabinets, beautiful stone counters with timeless subway backsplash tiles, Energy efficient LED pot lights and new light fixtures throughout, brand-new stainless-steel appliance set with 1 year warranty, beautiful brand-new vinyl plank with brand new bathrooms, newer vinyl windows, Brand new Hot water tank, etc. All POLY B pipes has been removed and replaced with new Flex pipes, serviced furnace. This unit has been gutted from the studs so all drywalls are brand new with knockdown textured ceilings, blown insulation in the attic ceiling. This unit almost equivalent to moving in to a brand-new home! The location is perfect for families who love spending time outdoors, within a short drive to GLENMORE PARK with options for WALKING / BIKING TRAILS to explore throughout the year. Perfectly located close to schools, playgrounds, daycares, shopping/amenities and Rocky view General hospital. Ensuring the complex is well-managed and maintained when buying into a condominium is essential. That's precisely what you'll get in Kingsland Villas with well-maintained and clean complex. The townhouse offers an insulated single garage with a driveway for 2nd vehicle and visitor parings within steps away. This EXTENSIVELY & top to bottom renovated townhouse offers LUXURY features throughout, FINISHED BASEMENT WITH WET BAR for additional living space with a private deck. Call your favourite realtor before this GEM gets sold!**

Inclusions: **NA**
Property Listed By: **First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









