



THE
A-TEAM

**RE/MAX
FIRST**

42 KINGSLAND Place, Calgary T2V 2J9

MLS® #: **A2198673**

Area: **Kingsland**

Listing Date: **03/03/25**

List Price: **\$760,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Lot Information

Lot Sz Ar: **6,049 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,015**
Low Sqft:
Ttl Sqft: **1,015**

DOM

43
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Pie Shaped Lot**
Park Feat: **Attached Carport,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`11" x 11`0"
Dining Room	Main	11`9" x 9`11"
Bedroom - Primary	Main	14`1" x 8`4"
Bedroom	Main	10`4" x 9`4"
Bedroom	Basement	11`2" x 8`7"
4pc Bathroom	Main	7`11" x 5`0"

Room	Level	Dimensions
Living Room	Main	11`5" x 17`7"
Game Room	Basement	10`3" x 23`6"
Bedroom	Main	11`5" x 9`4"
Bedroom	Basement	11`2" x 8`7"
3pc Bathroom	Basement	5`10" x 6`0"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R-CG	
Legal Desc:	3215HG		
		Remarks	
Pub Rmks:	For more information, please click Brochure button. Beautifully updated and well maintained bungalow on a quiet street and desirable neighborhood near central Calgary. Extensively renovated in 2021 with new plumbing, electrical, windows, flooring, insulation, and lighting. Main floor contains 3 bedrooms, 1 full bath. Stunning kitchen with large island, gas range, stainless steel appliances, upgraded flooring, ample storage and heated tile flooring in bathroom. Basement contains 2 additional bedrooms, full bathroom, rec room and plenty of storage space. Central A/C installed Summer 2024. Enjoy the large front and back yard and the convenience of a carport and an oversized single detached garage. Located close to schools, hospital, pathways, shopping centers, and public transportation.		
Inclusions:	n/a		
Property Listed By:	Easy List Realty		

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





