

# \$474,900 - 43 Kingsland Villas Sw, Calgary

MLS® #A2250099

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to Kingsland – a hidden gem of a community in SW Calgary, offering a rare blend of central convenience while still feeling private and tucked away. This beautifully updated townhome delivers comfort, space, and exceptional value in one of the city's most connected locations.

- **Spacious Living:** Nearly 1,500 sq. ft. of living space with 3 bedrooms and 2.5 bathrooms. The primary suite is a true retreat with a walk-in closet and private ensuite. Two additional bedrooms and another full 4-piece bathroom complete the upper level, perfect for families, guests, or a home office.
- **Bright & Inviting:** A stunning living room with soaring vaulted ceilings, transom windows that flood the space with natural light, and a cozy gas fireplace. Patio doors lead to a sunny south-facing deck, ideal for morning coffee or evening gatherings.
- **Functional Kitchen:** Generous work area, light oak cabinetry, and a spacious breakfast nook with a large picture window. A convenient breakfast bar seamlessly connects the kitchen to the dining area for effortless entertaining.
- **A Finished Lower Level ~** The basement is fully developed with a spacious family room, offering the perfect spot for movie nights, a games area, or a quiet retreat.
- **Thoughtful Updates:** Recently refreshed with laminate flooring and neutral paint throughout, creating a warm, modern, and move-in-ready home.
- **In a Prime Location:** With convenient access to MacLeod Trail, you're in the heart of the city with quick connections to



dining, shopping, theatres, and more. At the same time, Kingsland's established charm and tree-lined streets provide a peaceful, private feel that makes it one of Calgary's best-kept secrets ~ This home is in excellent condition and represents tremendous value in Kingsland. Don't miss your chance to make it yours!

Built in 1993

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250099      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 43 Kingsland Villas Sw |
| Subdivision | Kingsland              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 5J9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Garden           |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame                  |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 12                |
| Zoning         | M-CG d44          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.