

47 Kingsland Villas SW Calgary, Alberta

MLS # A2166024



\$582,000

Division:	Kingsland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: NA

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!