

52 Kentish Drive SW
Calgary, Alberta

MLS # A2216472



\$897,000

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| Division: | Kingsland | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,444 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Alley Access, Garage Faces Rear, Insulated, Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Not Your Average Bungalow. Forget what you thought you knew about bungalows - this 5-BEDROOM PLUS DEN home in the heart of Kingsland was completely reimagined in 2021 with a HIGH-STYLE RENOVATION that blends comfort, function, and thoughtful design. Step into the show-stopping kitchen featuring custom two-tone cabinetry, a STATEMENT ISLAND ideal for morning coffee or weekend baking, and sleek stainless steel appliances that make meal prep a pleasure. The OPEN-CONCEPT living and dining areas are filled with NATURAL LIGHT, perfect for brunches, cozy nights in, or entertaining friends in style. The PRIMARY SUITE is a true retreat: a WALK-IN CLOSET, spa-inspired ensuite with DUAL SHOWER, deep SOAKER TUB, and a stunning DOUBLE-SIDED FIREPLACE - yes, you can unwind in the tub and enjoy the glow of a fire. TWO ADDITIONAL BEDROOMS and a designer five-piece main bath complete the main floor, along with a SUNLIT MUDROOM featuring vaulted ceilings, IN-FLOOR HEATING, and convenient MAIN-FLOOR LAUNDRY. Downstairs, the FULLY-FINISHED BASEMENT offers a warm and versatile layout: a REC ROOM wired for surround sound, a BAR for hosting, and space for your GYM setup. TWO MORE BEDROOMS, a full bathroom, and a FLEX ROOM provide options for work-from-home or hobbies. Outside, enjoy both FRONT AND BACK DECKS - ideal for sunrise coffees and sunset cocktails. The TRIPLE-CAR ATTACHED GARAGE is fully insulated, making winter mornings a breeze. With solid hardwood on the main floor, engineered hardwood below, updated windows, roof, shingles, paint, and mechanical - this home is MOVE-IN READY. Located in one of Calgary's most beloved INNER-CITY neighbourhoods, Kingsland offers PARKS, SCHOOLS, and quick access to Chinook Centre,

Macleod Trail, and endless LOCAL AMENITIES. From outdoor skating to community events, this is a place where every season brings something special. Stylish, smart, and full of heart - this is more than a renovation. It's a lifestyle upgrade.