

**42 Kingsland Place SW**  
**Calgary, Alberta**

**MLS # A2223333**



**\$750,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to this beautifully updated and well maintained bungalow, ideally located on a quiet street in the sought after community of Kingsland. Extensively renovated in 2021, this home offers modern upgrades throughout, including new plumbing, electrical, windows, insulation, flooring and lighting. The main level features three bedrooms and a fully renovated bathroom with heated tile floors. The show stopping kitchen includes a large island, gas range, stainless steel appliances, upgraded flooring and ample storage, perfect for both daily living and entertaining. The developed basement extends your living space with two additional bedrooms, a full bathroom, a generous rec room and abundant storage. Comfort is a priority here, with central A/C newly installed in Summer 2024, new eaves, the main roof replaced in 2014 and a brand new roof over the carport and garage in 2024. Enjoy the expansive front and back yards, a convenient carport and an oversized single detached garage. Located minutes from schools, hospitals, walking paths, shopping centers and public transit, this Kingsland gem combines style, space and an unbeatable location.