

# \$519,900 - 12 Kingsland Court Sw, Calgary

MLS® #A2204032

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,523 sqft  
Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to this spotless, renovated townhouse offering over 1,500 sq. ft. of thoughtfully designed living space! Nestled in a prime location, this stunning home is move-in ready and packed with modern updates. The gorgeous main-level kitchen features quartz countertops, an undermount sink, a fresh backsplash, and sleek stainless steel appliances, including a SS stove and SS fridge. The dining room boasts soaring cathedral ceilings and two-story windows, creating a bright and airy space perfect for entertaining. On the second level, the freshly painted loft-style living room offers a massive bay window, a chic wood feature wall, 1/2 bath, and a cozy gas fireplace—ideal for relaxing. The bedroom level includes a king-sized master suite with a newly renovated 3-piece ensuite, along with two additional bedrooms and another full bath. The lower level provides a spacious rec room with extra storage, offering even more versatility. This home is situated in an unbeatable location within walking distance to Heritage LRT Station, Starbucks and Shoppers Drugmart, multiple playgrounds, 2 schools, and even Chinook Centre, with a quick 15-minute commute to Downtown. Additional highlights include a recently installed hot water tank and an extremely well-maintained condominium complex. This sparkling clean home is ready for its next owner—don't miss out! Contact us today to book your private viewing!



Built in 1993

## Essential Information

MLS® #	A2204032
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	12 Kingsland Court Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0S2

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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.