

# \$710,000 - 96 Kingsland Place Sw, Calgary

MLS® #A2230573

**\$710,000**

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully updated 3-bedroom up (1 down) home in the sought-after community of Kingsland. Situated on a generous ~6,000 sq/ft lot (~60'x100'), this property offers the space, flexibility, and R-CG zoning that today's buyer and/or investor is searching for. Whether you're looking to live in it, suite it (subject to approval and permitting by the city/municipality), rent it, hold it, or redevelop it, the choice - and the opportunity - is yours. The exterior reflects a charming, well-maintained, 1950-60s aesthetic, surrounded by mature vegetation and established gardens. Inside, you'll find newer flooring, updated baseboards, and interior/exterior doors on the main floor, plus a stunningly renovated bathroom that blends modern style with the home's original character. The huge main floor living area is flooded with natural light, thanks to the 2010 new windows. The kitchen is extremely functional, with plenty of cupboard and counter space, while the dining area is made for hosting - from everyday dinners to special celebrations. Downstairs, the basement is filled with mid-century modern charm, featuring a cozy gas fireplace, a 4th bedroom (egress to be confirmed by buyer), a (potential) 3-piece bathroom (awaiting final touches), kitchenette/bar/cupboards, a laundry area, and tons of storage. A standout feature of the property is its unique elevation and exposure:



the backyard faces North-West, perfect for sunsets and warm summer evenings, while you enjoy your covered deck; a true oasis. Meanwhile, the South-East exposure in the front and side yards makes it a dream for gardening - you truly get the best of all worlds. The home is complete with an oversized (23'2"x25'3") double garage and an additional parking pad, offering ample space for vehicles, hobbies, or a workshop. Location is key - and Kingsland delivers. Just minutes from Macleod , Glenmore, Elbow, Chinook Centre, and the LRT, you're perfectly positioned for commuting, shopping, dining, and more. It's a neighborhood on the rise, offering strong long-term potential and unbeatable lifestyle convenience. Whether you're looking to move in, rent out, or reimagine - this one is a SMART MOVE. Don't let this one flirt with someone else - act fast.

Built in 1957

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230573    |
| Price          | \$710,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,077       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|         |                       |
|---------|-----------------------|
| Address | 96 Kingsland Place Sw |
|---------|-----------------------|

|             |           |
|-------------|-----------|
| Subdivision | Kingsland |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2V2K2    |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Double Garage Detached, On Street, Oversized, Parking Pad, Garage Faces Side |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Storage, Vinyl Windows, Low Flow Plumbing Fixtures        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, See Remarks, Street Lighting, Treed, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Metal Siding, Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.