# \$739,900 - 25 Kirby Place Sw, Calgary

MLS® #A2247616

## \$739,900

4 Bedroom, 2.00 Bathroom, 1,148 sqft Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome home to this beautifully fully renovated legally suited home on a picturesque street in the heart of Kingsland! The main floor features luxury vinyl plank flooring, a new kitchen with full height floor-to-ceiling cabinetry, subway tile backsplash, built-in coffee nook and upgraded stainless steel appliances. The spacious dining room has enough space to seat 6-8 people and a built in china cabinet. The living area features a large window allowing in an abundance of natural light and has enough room for any of your living room set ups. Completing the main floor you have three generously sized bedrooms and a bright and clean 4 piece bathroom. All main floor renovations were completed in 2022. The legal basement suite was completed in 2016 and features its own separate entrance and laundry. The suite features an open floor plan with a full kitchen equipped with stone counters and stainless steel appliances. The living area has an abundance of pot lights throughout allowing for a bright an open feel throughout the suite. The massive bedroom is large enough for a king bed and leads to the 4 piece bathroom accompanied by a spacious walk in closet. The backyard oasis is fully fenced and features a wooden patio, plenty of garden beds for the green thumb and has more than enough space to be able to build a garage. There is plenty of parking in the front of the home with the large driveway and carport. Notable upgrades include: triple pane







windows (2022), Roof (2016), Hot Water Tank (2016).

#### Built in 1957

## **Essential Information**

MLS® # A2247616 Price \$739,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,148
Acres 0.14
Year Built 1957

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 25 Kirby Place Sw

Subdivision Kingsland
City Calgary
County Calgary
Province Alberta
Postal Code T2V2K5

#### **Amenities**

Parking Spaces 2

Parking Driveway, Parking Pad

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Stone Counters,

Storage, Vinyl Windows, Separate Entrance

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Boiler
Cooling None
Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,

Treed, City Lot, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 13th, 2025

Days on Market 82

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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