

# \$750,000 - 25 Kirby Place Sw, Calgary

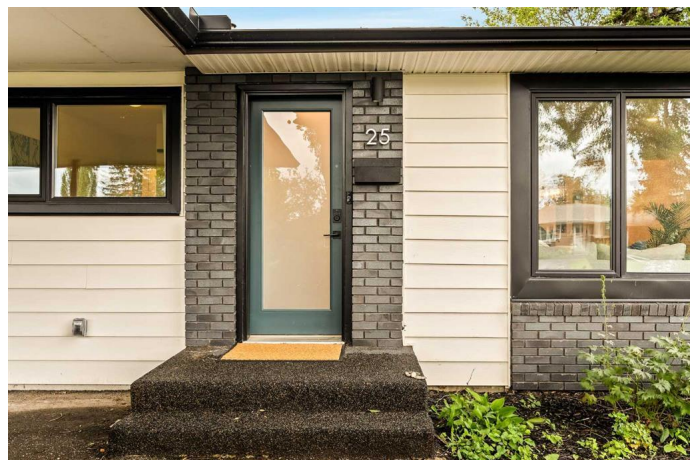
MLS® #A2247616

**\$750,000**

4 Bedroom, 2.00 Bathroom, 1,077 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	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
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	Parking Pad, Driveway

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Stone Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler
Cooling	None
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features    Private Entrance, Private Yard  
Lot Description      Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Interior Lot, Treed  
Roof                      Asphalt Shingle  
Construction        Vinyl Siding, Wood Frame  
Foundation          Poured Concrete

**Additional Information**

Date Listed            August 13th, 2025  
Days on Market      1  
Zoning                  R-CG

**Listing Details**

Listing Office        eXp Realty

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