

\$464,900 - 8 Kingsland Villas Sw, Calgary

MLS® #A2249732

\$464,900

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to this lovely townhome in Kingsland located close to Chinook Mall, additional shopping, many restaurants and public transportation. This 3 bedroom & 2.5 bath home is an end unit and centrally located in the complex, which has nice landscaping and mature trees. The entry level has access to the garage and lower floor, a few steps up to level two you will find the open kitchen and dining room with high ceilings and a wall of windows flooding the area with natural light - off the dining are patio sliders leading to the east facing semi-private balcony with glass rails, over looking the tree lined green space, a great area to relax, enjoy the morning sunshine or dine. Kitchen has ample counter and cupboard space, subway tile back splash and SS appliances. Up to the bright main living room, over looking the dining/kitchen, anchored by a tile surround corner fireplace and two piece powder room. The upper level you will find the large primary bedroom with a 4 piece ensuite, the additional 2 bedrooms, linen closet and full 4 piece bath. The lower level has the full laundry, tons of storage space and can easily be converted to additional living space. Single attached garage has room for storage and driveway can accommodate an additional vehicle. This complex is very quiet, very well managed and in great shape financially for worry free living.

Built in 1993



Essential Information

MLS® #	A2249732
Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,519
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	8 Kingsland Villas Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V5J9

Amenities

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

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	7
Zoning	M-CG d44

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.