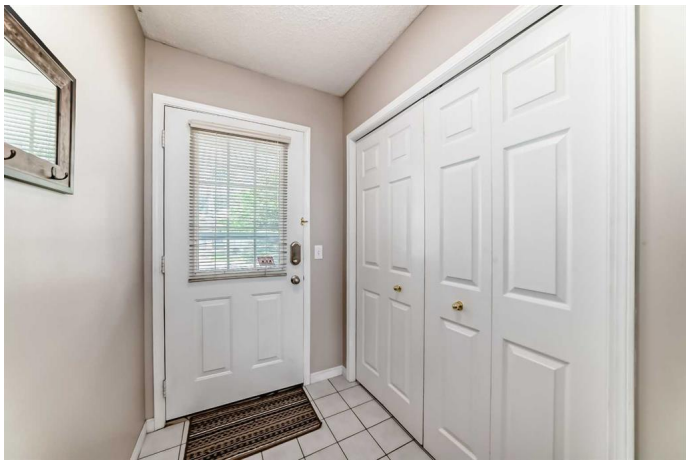
$494,900 - 104 Kingsland Court Sw, Calgary

MLS® #A2246602

$494,900

3 Bedroom, 3.00 Bathroom, 1,477 sqft
Residential on 0.00 Acres

Kingsland, Calgary, Alberta



BACKING ONTO A LARGE GREENSPACE, this 3-bedroom, with over 1,500 sq ft townhouse and ATTACHED garage in a very PET FRIENDLY complex checks all the boxes! The entry opens into a spacious foyer. Upstairs, the living room backs onto a large GREENSPACE. With many large windows, the living area offers lots of natural light. A nice deck is right off the living room and presents a welcoming and quiet spot because of the GREENSPACE. The deck is substantial with plenty of room for comfortable patio furniture. One level up is a large kitchen and dining area with ample room for a large dining set. Large windows also flood this area with natural light. With this ample space for dining, this area is great for entertaining. A 2-piece bathroom completes this level. Upstairs are 3 bedrooms. The primary bedroom is very spacious, offers a 3-piece ensuite bathroom and a walk-in closet. The primary also backs onto the greenspace, so is a tranquil location for sleep. The additional two bedrooms share a 4-piece bathroom. The attached garage accommodates at least one car and has space remaining for storage, (motor) bikes, camping gear, etc. More storage is available in the unfinished basement. The location of this townhouse in Kingsland Court is unbeatable, being very close to the shops on and near to MacLeod Trail, close to Chinook Mall, near several bus routes and C-Train stations, Glenmore Reservoir, and near to main roads such as Glenmore Trial and Blackfoot Trail.

This is a great townhouse for first time homeowners, small families, or investors, with its proximity to everything one could need. Donâ€™t delay booking your showing!

Built in 1993

Essential Information

MLS® #	A2246602
Price	$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	104 Kingsland Court Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0S2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Driveway, Front Drive
# of Garages	1

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

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

Additional Information

Date Listed	September 2nd, 2025
Days on Market	8
Zoning	M-CG d44

Listing Details

Listing Office	Real Estate Professionals Inc.

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