# \$474,750 - 17 Kingsland Court Sw, Calgary

MLS® #A2262655

### \$474,750

3 Bedroom, 3.00 Bathroom, 1,506 sqft Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to 17 Kingsland Court SW – Bright, Spacious & Ideally Located!

This beautifully maintained end-unit townhouse offers the perfect blend of comfort, style, and convenience. Featuring soaring ceilings, a cozy corner fireplace, and rich laminate flooring, the sun-filled living room opens directly onto a private back deckâ€"ideal for relaxing or entertaining.

The spacious kitchen is equipped with stainless steel appliances, generous counter space, and a sunny eat-in dining area. Upstairs, you'll find three well-sized bedrooms and a full bathroom, including a luxurious primary suite with a walk-in closet and a private 3-piece ensuite.

Additional highlights include:

Single attached garage

East/west exposure for morning light in the kitchen and evening sun on the deck

Partial basement for added storage or future development

Located in the heart of Kingsland, this home is close to grocery stores, C-Train, transit, restaurants, pubs, Chinook Centre, and schools. Plus, enjoy a quick 15-minute commute to downtown Calgary!







Whether you're a first-time buyer, downsizing, or investing, this property checks all the boxes. Don't miss your chance to call it home!

#### Built in 1993

#### **Essential Information**

MLS® # A2262655 Price \$474,750

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,506 Acres 0.00 Year Built 1993

Type Residential

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active

## **Community Information**

Address 17 Kingsland Court Sw

Subdivision Kingsland
City Calgary
County Calgary
Province Alberta
Postal Code T2V 0S2

#### **Amenities**

Amenities Visitor Parking, Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home,

Storage, Track Lighting

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Central, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Balcony, Rain Gutters

Lot Description Cul-De-Sac, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 16th, 2025

Days on Market 19

Zoning M-CG d44

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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