

**12 Kingsland Villas SW**  
**Calgary, Alberta**

**MLS # A2115452**



**\$499,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kingsland                             |               |                   |
| <b>Type:</b>     | Residential/Four Plex                 |               |                   |
| <b>Style:</b>    | 4 Level Split                         |               |                   |
| <b>Size:</b>     | 1,471 sq.ft.                          | <b>Age:</b>   | 1993 (31 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Landscaped |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 346 |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                       | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, High Ceilings, Walk-In Closet(s) |                   |        |

**Inclusions:** None

A gorgeous home that is well-loved! This vibrant townhome welcomes friends and family! The home has been well maintained and is truly a home that feels like home. Elegant finished renovations - spacious modern kitchen, huge cabinetry with soft close hardware, quartz countertops, multi colored LED Lightings and stainless steel appliances; living room features huge windows and a corner gas fireplace, and is complimented by a single attached garage with a driveway, a fully finished basement with a full bath and a family room that can be converted into a 4th bedroom The rear also comes with its own deck, perfect for enjoying some fresh air. GREAT LOCATION! Very close to a lot of amenities, including C-trains , schools, shops, restaurants, coffee shops. along the Macleod Trail, Rockyview Hospital and more.. Walking distance to Chinook mall and easy access to a lot of the major roads,