

# \$729,900 - 11 Kingsland Place Sw, Calgary

MLS® #A2221834

**\$729,900**

4 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

OPEN HOUSE BETWEEN 1:30 AND 4PM ON SATURDAY. Incredible Opportunity on One of Kingsland's Most Sought-After Streets!

This charming 1,124 sq ft character home sits on a massive 60' x 100' lot, just 10 minutes from downtown—offering the feel of an inner-city acreage in a quiet, mature neighbourhood. With great curb appeal, a curved driveway, towering trees, and a peaceful setting, this home is perfect for families or investors alike. Inside, you'll find a bright and open layout with beautiful hardwood floors, a spacious living room, and cozy wood-burning fireplace. The main floor features 3 bedrooms, spacious living room, kitchen, and a laundry while the fully finished basement includes an illegal suite with an additional bedroom, a family room, and its own laundry. Outside, enjoy the oversized single garage—ideal for a workshop—plus RV parking, a fenced backyard, garden shed, BBQ, and glider swing, all included.

Situated close to schools, parks, shopping, and the LRT, this home blends convenience, space, and character in one unbeatable location. Don't miss your chance to own in this established community!

Built in 1957

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2221834      |
| Price          | \$729,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,124         |
| Acres          | 0.14          |
| Year Built     | 1957          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 Kingsland Place Sw |
| Subdivision | Kingsland             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V2K1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Family Room, Wood Burning                                           |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                        |
| Construction    | Stucco, Wood Frame                     |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 25             |
| Zoning         | RCG            |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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