$710,000 - 96 Kingsland Place Sw, Calgary

MLS® #A2230573

$710,000

4 Bedroom, 2.00 Bathroom, 1,077 sqft
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully updated 3-bedroom up (1 down) home in the sought-after community of Kingsland. Situated on a generous ~6,000 sq/ft lot (~60'x100'), this property offers the space, flexibility, and R-CG zoning that today's buyer and/or investor is searching for. Whether you're looking to live in it, suite it (subject to approval and permitting by the city/municipality), rent it, hold it, or redevelop it, the choice - and the opportunity - is yours. The exterior reflects a charming, well-maintained, 1950-60s aesthetic, surrounded by mature vegetation and established gardens. Inside, you'll find newer flooring, updated baseboards, and interior/exterior doors on the main floor, plus a stunningly renovated bathroom that blends modern style with the home's original character. The huge main floor living area is flooded with natural light, thanks to the 2010 new windows. The kitchen is extremely functional, with plenty of cupboard and counter space, while the dining area is made for hosting - from everyday dinners to special celebrations. Downstairs, the basement is filled with mid-century modern charm, featuring a cozy gas fireplace, a 4th bedroom (egress to be confirmed by buyer), a (potential) 3-piece bathroom (awaiting final touches), kitchenette/bar/cupboards, laundry area, and tons of storage. A standout feature of the property is its unique elevation and exposure:

the backyard faces North-West, perfect for sunsets and warm summer evenings, while you enjoy your covered deck; a true oasis. Meanwhile, the South-East exposure in the front and side yards makes it a dream for gardening - you truly get the best of all worlds. The home is complete with an oversized (23'2"x25'3") double garage and an additional parking pad, offering ample space for vehicles, hobbies, or a workshop. Location is key - and Kingsland delivers. Just minutes from Macleod , Glenmore, Elbow, Chinook Centre, and the LRT, you're perfectly positioned for commuting, shopping, dining, and more. It's a neighborhood on the rise, offering strong long-term potential and unbeatable lifestyle convenience. Whether you're looking to move in, rent out, or reimagine - this one is a SMART MOVE. Don't let this one flirt with someone else - act fast.

Built in 1957

Essential Information

MLS® #	A2230573
Price	$710,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,077
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	96 Kingsland Place Sw

Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V2K2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Faces Side, Oversized, Parking Pad, On Street
# of Garages	2

Interior

Interior Features	Low Flow Plumbing Fixtures, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, See Remarks, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty