



**57 Kingsland Villas SW**  
**Calgary, Alberta**

**MLS # A2288860**



**\$525,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** na

Welcome to Kingsland Villas. This is a stunning 3-bedroom, 2.5-bathroom corner end-unit townhome that perfectly balances style, space, and location. With 1,523 sq ft of thoughtfully designed living space across multiple levels, this renovated home is truly move-in ready. Step inside to soaring vaulted ceilings and an abundance of natural light pouring through oversized windows on three sides. Such a rare advantage of this coveted corner position. The open-concept main floor seamlessly connects the kitchen and dining areas, ideal for entertaining and everyday living. Upstairs, the generous primary suite features a 3-piece ensuite and walk-in closet, plus two additional well-appointed bedrooms and a 4-piece bath. This home has been tastefully updated and comes turnkey with high-end furniture. Simply move in and start living. Practical perks include a double-length driveway offering significantly more parking than neighboring units, plus a oversized single attached garage and main-floor powder room. Location is everything, and this property delivers. Situated minutes from Glenmore Reservoir for year-round outdoor recreation, you're also moments from Calgary's best restaurants and entertainment along Macleod Trail. Perfect for foodies & outdoor enthusiasts. Families will love the proximity to top schools, parks, and transit, making this an unbeatable choice for those who refuse to sacrifice lifestyle for location. This is more than a home. It's a lifestyle. Don't miss your chance to own this exceptional property in one of Calgary's most desirable communities. Schedule your tour today.