



**52 Kingsland Court SW  
Calgary, Alberta**

**MLS # A2303289**

**\$438,000**



<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,494 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>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

Perfectly positioned, this END UNIT townhouse enjoys a bright, sunny setting backing onto green space—perfect for families. Featuring a classic layout with 3 bedrooms and 3 bathrooms, this home offers both comfort and functionality in a highly desirable setting. Ideally located in the well-established community of Kingsland, this property offers exceptional convenience and connectivity. Just minutes from Heritage C-Train Station, commuting downtown is quick and effortless. Enjoy close proximity to Chinook Centre and a wide variety of shopping, dining, and everyday amenities along Macleod Trail, as well as access to nearby schools. With easy access to Glenmore Trail, getting around the city is seamless—making this an ideal location for families, homeowners, and investors alike. Step inside through the front entry, with convenient access to the attached garage, and head up a few steps into the living room. The vaulted ceilings and large windows create an open feel and bring in plenty of natural light. A corner gas fireplace adds a warm and cozy touch. On the third floor, you’ll find a spacious primary bedroom complete with a large 3-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The fully finished basement offers a practical layout, featuring a functional laundry area and plenty of storage space. Recent updates include, Oven hood fan, floor, all the faucets and vanity lights are all brand new. Dishwasher was replaced in 2022, Water heater tank was replaced in 2018, The heat exchanger of the furnace was replaced in 2024 and is the same as basement, Furnace blower was replaced in 2018, The attic installation has been topped up to 20 inches back in 2015. The seller left the kitchen open for flexibility. Rather than including used appliances and increasing the price, the home is priced lower so you

can pick what works best for you.