



GRASSROOTS
REALTY GROUP

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55 Kelvin Place SW
Calgary, Alberta

MLS # A2309252



\$689,900

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,207 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: na

Discover this meticulously maintained BUNGALOW nestled in a quiet location on a MASSIVE 8,579 SQ. FT. (797 SQM) PIE-SHAPED LOT in the desirable community of KINGSLAND. This home boasts exceptional CURB APPEAL and a PRIVATE BACKYARD SANCTUARY with MATURE TREES, complemented by the rare advantage of TWO BACK ALLEYS and a long front concrete driveway capable of accommodating a SINGLE GARAGE plus TANDEM PARKING for two vehicles or an RV. The location offers UNBEATABLE CONNECTIVITY, situated within WALKING DISTANCE TO BUS AND LRT STATIONS and in close proximity to ROCKYVIEW GENERAL HOSPITAL. Families will appreciate being near TOP-TIER DESIGNATED SCHOOLS, including CHINOOK PARK, HENRY WISE WOOD, and ST. AUGUSTINE, while outdoor enthusiasts are just minutes from GLENMORE LANDING, HERITAGE PARK, and the GLENMORE RESERVOIR PATHWAYS. Offering an INCREDIBLE OPPORTUNITY to live in one of Calgary's most ESTABLISHED NEIGHBORHOODS where PRIDE OF OWNERSHIP is evident, this property is a rare find that combines size, soul, and a central location.