



GRASSROOTS
REALTY GROUP

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16 Kingsland Court SW
Calgary, Alberta

MLS # A2326299



\$460,000

Division:	Kingsland		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,347 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 456
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: N/A

Welcome to 16 Kingsland Court SW, a beautifully updated, move-in ready home designed for modern living in one of Calgary's most connected southwest communities. Featuring beautiful hardwood floors, soaring ceilings, fresh paint, renovated bathrooms, stylish new lighting, brand-new appliances, and over \$20,000 in kitchen renovations, this home offers the perfect blend of comfort and style. The bright, open-concept layout welcomes you with a spacious foyer leading into a stunning kitchen complete with gorgeous stone countertops, sleek modern cabinetry, and plenty of storage. Overlooking the kitchen, the sun-filled dining area is ideal for hosting friends, date nights, or family dinners with its cozy fireplace on the next split creates the perfect place to unwind around the fireplace. Upstairs, the spacious primary suite features a beautifully renovated ensuite, complemented by two additional bedrooms and an updated main bathroom. Step outside to your private, low-maintenance backyard—perfect for morning coffee, summer BBQs, or giving kids and pets a safe place to play. Whether you're buying your first home or growing into your next one, you'll love the lifestyle this location offers. Walk or drive just minutes to CF Chinook Centre, Heritage LRT Station, GoodLife Fitness, F45 Training, and several highly rated daycares, making busy mornings effortless. Grab dinner at favourites like The Keg Steakhouse + Bar, Cactus Club Cafe, JOEY Chinook, Earls Kitchen + Bar, or enjoy coffee dates at Starbucks and Analog Coffee. With quick access to Macleod Trail, Glenmore Trail, and downtown, commuting is easy while parks, schools, shopping, and entertainment are always close by. Beautifully renovated, perfectly located, and thoughtfully designed for today's lifestyle.

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