

# \$843,000 - 52 Kentish Drive Sw, Calgary

MLS® #A2216472

**\$843,000**

5 Bedroom, 3.00 Bathroom, 1,444 sqft  
Residential on 0.11 Acres

Kingsland, Calgary, Alberta

Not Your Average Bungalow. This 5-BEDROOM PLUS DEN home in Kingsland was completely reimagined in 2021 with a HIGH-STYLE RENOVATION that blends comfort, function, and thoughtful design. Step into the kitchen featuring custom two-tone cabinetry, a STATEMENT ISLAND with hidden storage, and stainless steel appliances that make meal prep a pleasure. The OPEN-CONCEPT living and dining areas are filled with NATURAL LIGHT, perfect for brunches, cozy nights in, or entertaining in style. The PRIMARY SUITE is a true retreat: a WALK-IN CLOSET, spa-inspired ensuite with DUAL SHOWER, deep SOAKER TUB, and a stunning DOUBLE-SIDED FIREPLACE - yes, you can unwind in the tub and enjoy the glow of a fire. TWO ADDITIONAL BEDROOMS and a designer five-piece main bath complete the main floor, along with a SUNLIT MUDROOM featuring vaulted ceilings, IN-FLOOR HEATING, and convenient MAIN-FLOOR LAUNDRY. Downstairs, the FULLY-FINISHED BASEMENT offers a versatile layout: a REC ROOM wired for surround sound, a BAR for hosting, and space for your GYM setup. TWO MORE BEDROOMS, a full bathroom, and a FLEX ROOM provide options for work-from-home or hobbies. Outside, enjoy both FRONT AND BACK DECKS - ideal for sunrise coffees and sunset cocktails. The TRIPLE-CAR ATTACHED GARAGE is fully insulated, making winter mornings a breeze. With solid hardwood on the main floor,



engineered hardwood below, updated windows, roof, shingles, paint, and mechanical - this home is MOVE-IN READY. Kingsland offers PARKS, SCHOOLS, and quick access to Chinook Mall, Macleod Trail, and endless AMENITIES. Stylish, smart, and full of heart - this is more than a renovation. Itâ€™s a lifestyle upgrade.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216472    |
| Price          | \$843,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,444       |
| Acres          | 0.11        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 52 Kentish Drive Sw |
| Subdivision | Kingsland           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V 2L3             |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 3                                                                  |
| Parking        | Alley Access, Triple Garage Attached, Garage Faces Rear, Insulated |
| # of Garages   | 3                                                                  |

**Interior**

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier, Dry Bar, Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s), Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Electric Stove                                                                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                  |
| Cooling           | None, Rough-In                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                        |
| Fireplaces        | Double Sided, Gas, Glass Doors, Master Bedroom, See Through                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                                                                           |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s)                                     |
| Lot Description   | Back Lane, Rectangular Lot, Back Yard, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame, Stucco, Wood Siding                                          |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 72            |
| Zoning         | R-CG          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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