

# \$489,900 - 51 Kingsland Villas Sw, Calgary

MLS® #A2259737

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,491 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to this bright and spacious 3-bedroom, 2.5-bath end unit townhouse in the heart of Kingsland, backing directly onto peaceful green space.

The main level showcases a stunning kitchen and dining area with soaring ceilings, expansive windows, and loads of natural light. The kitchen is equipped with stainless steel appliances, generous counter space, and plenty of storage—perfect for both everyday cooking and entertaining.

Just a few steps up, the inviting living room features gleaming hardwood floors, a cozy gas fireplace, and large windows that create a warm, welcoming atmosphere.

Upstairs, the oversized primary suite offers a walk-in closet and private ensuite, while two additional bedrooms and another full bathroom complete the top floor.

The finished basement provides even more living space—ideal for a media room, home office, or workout area—along with ample storage. Recent updates include a newer furnace and hot water tank for peace of mind.

Outside, enjoy your private deck overlooking mature trees and tranquil green space. The property also includes an attached single-car garage, adding everyday convenience and security.



With its desirable location close to shopping, schools, parks, and transit, this Kingsland gem offers the perfect combination of space, style, and comfort.

Built in 1993

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2259737      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,491         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 51 Kingsland Villas Sw |
| Subdivision | Kingsland              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 5J9                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                      |
|-----------------|--------------------------------------------------------------------------------------|
|                 | Smoking Home, Storage, Walk-In Closet(s)                                             |
| Appliances      | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                              |
| Cooling         | None                                                                                 |
| Fireplace       | Yes                                                                                  |
| # of Fireplaces | 1                                                                                    |
| Fireplaces      | Gas                                                                                  |
| Has Basement    | Yes                                                                                  |
| Basement        | Full                                                                                 |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 52                   |
| Zoning         | M-CG d44             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.