

**17 Kingsland Court SW
Calgary, Alberta**

MLS # A2262655



\$474,750

Division:	Kingsland		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,506 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 459
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Storage, Track Lighting		

Inclusions: All Window Coverings

Welcome to 17 Kingsland Court SW — Bright, Spacious & Ideally Located! This beautifully maintained end-unit townhouse offers the perfect blend of comfort, style, and convenience. Featuring soaring ceilings, a cozy corner fireplace, and rich laminate flooring, the sun-filled living room opens directly onto a private back deck—ideal for relaxing or entertaining. The spacious kitchen is equipped with stainless steel appliances, generous counter space, and a sunny eat-in dining area. Upstairs, you'll find three well-sized bedrooms and a full bathroom, including a luxurious primary suite with a walk-in closet and a private 3-piece ensuite. Additional highlights include: Single attached garage East/west exposure for morning light in the kitchen and evening sun on the deck Partial basement for added storage or future development Located in the heart of Kingsland, this home is close to grocery stores, C-Train, transit, restaurants, pubs, Chinook Centre, and schools. Plus, enjoy a quick 15-minute commute to downtown Calgary! Whether you're a first-time buyer, downsizing, or investing, this property checks all the boxes. Don't miss your chance to call it home!