

# \$834,000 - 52 Kentish Drive Sw, Calgary

MLS® #A2242382

**\$834,000**

5 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.11 Acres

Kingsland, Calgary, Alberta

5 BEDS + DEN | 3 FULL BATHS | TRIPLE ATTACHED GARAGE | FULLY-RENOVATED Modern design. Serious value. Welcome to 52 Kentish Drive SW, a fully renovated bungalow in the established community of Kingsland - PRICE ADJUSTED and ready for a new chapter. With over 2,300 sq ft of developed space and finishings youâ€™d expect to see at a much higher price point. Inside, itâ€™s all REIMAGINED, natural light, and smart design. The NEW KITCHEN features custom two-tone cabinetry, a massive island, and stainless steel appliances. Solid HARDWOOD FLOORS lead you into a warm, sun-filled living and dining area thatâ€™s as functional as it is inviting, made for real life. The primary suite is a true retreat: a walk-in closet, a DOUBLE SHOWER, imported tile, dual vanities, a SOAKER TUB, and a DOUBLE-SIDED FIREPLACE shared with the bedroom. It's luxury without pretense. TWO ADDITIONAL BEDROOMS and a designer 5-piece bathroom round out the main floor, while a vaulted-ceiling MUDROOM with in-floor heat and direct access to an ATTACHED TRIPE CAR GARAGE adds serious function. Downstairs, the FULLY FINISHED BASEMENT offers even more flexibility - with a REC ROOM wired for surround sound, a DRY BAR, full bath, TWO MORE BEDROOMS, and a bonus FLEX SPACE perfect for a home office or extra storage. Enjoy coffee on the east-facing BACK DECK, sunset wine on the west-facing FRONT DECK,



and the peace of mind that comes with a NEW ROOF, NEW WINDOWS, NEW APPLIANCES, a new hot water tank, and fresh paint. This home is move-in ready and priced to move - offering luxury features, an unbeatable location near parks, schools, and Chinook Centre. Savvy buyers have a RARE OPPORTUNITY to purchase a high-end, turn-key home in an established inner-city community, for less. The sellers are relocating and open to reviewing all reasonable offers.

Built in 1959

### Essential Information

MLS® #	A2242382
Price	\$834,000
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, Insulated, Triple Garage Attached, Garage Faces Rear
# of Garages	3

## Interior

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

## Exterior

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

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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