

# \$739,900 - 25 Kirby Place Sw, Calgary

MLS® #A2247616

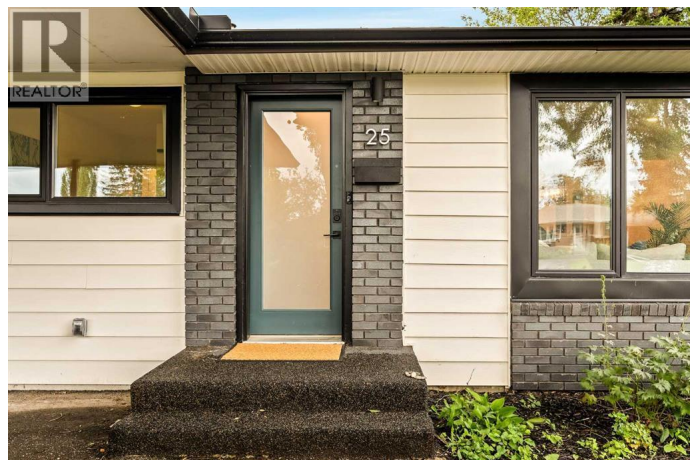
**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,148 sqft

Single Family on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome home to this beautifully fully renovated legally suited home on a picturesque street in the heart of Kingsland! The main floor features luxury vinyl plank flooring, a new kitchen with full height floor-to-ceiling cabinetry, subway tile backsplash, built-in coffee nook and upgraded stainless steel appliances. The spacious dining room has enough space to seat 6-8 people and a built in china cabinet. The living area features a large window allowing in an abundance of natural light and has enough room for any of your living room set ups. Completing the main floor you have three generously sized bedrooms and a bright and clean 4 piece bathroom. All main floor renovations were completed in 2022. The legal basement suite was completed in 2016 and features its own separate entrance and laundry. The suite features an open floor plan with a full kitchen equipped with stone counters and stainless steel appliances . The living area has an abundance of pot lights throughout allowing for a bright an open feel throughout the suite. The massive bedroom is large enough for a king bed and leads to the 4 piece bathroom accompanied by a spacious walk in closet. The backyard oasis is fully fenced and features a wooden patio, plenty of garden beds for the green thumb and has more than enough space to be able to build a garage. There is plenty of parking in the front of the home with the large driveway and carport. Notable upgrades include: triple pane



windows (2022), Roof (2016), Hot Water Tank (2016). (id:6289)

Built in 1957

**Essential Information**

Listing #	A2247616
Price	\$739,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,148
Acres	0.14
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	25 Kirby Place Sw
Subdivision	Kingsland
City	Calgary
Province	Alberta
Postal Code	T2V2K5

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

**Exterior**

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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