

\$610,000 - 23 Klamath Place Sw, Calgary

MLS® #A2262308

\$610,000

3 Bedroom, 1.00 Bathroom, 1,090 sqft

Single Family on 0.14 Acres

Kingsland, Calgary, Alberta

Great sought after community of Kingsland because of its inner city location! BIG LOT (60 frontage x 100 deep). Three bedroom bungalow with full basement! Single detached garage with alley at rear. Easy and quick access to downtown, major transportation routes, public transit, walking paths, hospitals, shopping, restaurants and lots of amenities. Close to Chinook and Heritage LRT. Walk or bike to Glenmore Reservoir and enjoy the spectacular views and pathways. You have everything in suburban life as well as being so very close to the excitement and entertainment of Calgary's downtown. This home is a great opportunity for home ownership. You will love the big, private lot. The main floor greets you with living room and dining, kitchen, primary bedroom plus two others and a full bath. Brand new improvements include new flooring in rec room downstairs, stairway, bathroom and front/rear entrances. New baseboards in rec room downstairs. Bathroom has brand new sink, cabinet, mirror and flooring. Downstairs you will find a large recreational/entertainment space, den/flex room that could easily be a bedroom with the installation of an egress window. There is a storage room, utility/furnace room and lots more storage space. House and garage roof shingles replaced in 2022, windows have been replaced, hot water tank 2022 and the boiler just serviced 2025. This home has ample space for a family. The best thing about this home is that it is affordable and will allow the



new owner to get in, enjoy a great neighborhood and make more improvements to suit themselves and at their own pace. Possession is negotiable here and can be quick. Be sure to see NOW, WRITE YOUR OFFER and live on a lovely street in the heart of Kingsland!! (id:6289)

Built in 1957

Essential Information

Listing #	A2262308
Price	\$610,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,090
Acres	0.14
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	23 Klamath Place Sw
Subdivision	Kingsland
City	Calgary
Province	Alberta
Postal Code	T2V2J2

Amenities

Features	Treed, See remarks, Back lane
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Stove, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas

Cooling None
of Stories 1
Has Basement Yes

Exterior

Exterior Stucco
Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete



Listing Details

Listing Office RE/MAX First



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