

**52 Kentish Drive SW**  
**Calgary, Alberta**

**MLS # A2242382**



**\$834,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kingsland                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,444 sq.ft.                                                             | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Garage Faces Rear, Insulated, Triple Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |

**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

**Inclusions:** N/A

**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 you'd expect to see at a much higher price point. Inside, it'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 that'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.