



**DJ Golden**  
**REAL ESTATE**

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**104 Kingsland Court SW**  
**Calgary, Alberta**

**MLS # A2246602**



**\$494,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

**Inclusions:** All window coverings and light fixtures

BACKING ONTO A LARGE GREENSPACE, this 3-bedroom, with over 1,500 sq ft townhouse and ATTACHED garage in a very PET FRIENDLY complex checks all the boxes! The entry opens into a spacious foyer. Upstairs, the living room backs onto a large GREENSPACE. With many large windows, the living area offers lots of natural light. A nice deck is right off the living room and presents a welcoming and quiet spot because of the GREENSPACE. The deck is substantial with plenty of room for comfortable patio furniture. One level up is a large kitchen and dining area with ample room for a large dining set. Large windows also flood this area with natural light. With this ample space for dining, this area is great for entertaining. A 2-piece bathroom completes this level. Upstairs are 3 bedrooms. The primary bedroom is very spacious, offers a 3-piece ensuite bathroom and a walk-in closet. The primary also backs onto the greenspace, so is a tranquil location for sleep. The additional two bedrooms share a 4-piece bathroom. The attached garage accommodates at least one car and has space remaining for storage, (motor) bikes, camping gear, etc. More storage is available in the unfinished basement. The location of this townhouse in Kingsland Court is unbeatable, being very close to the shops on and near to MacLeod Trail, close to Chinook Mall, near several bus routes and C-Train stations, Glenmore Reservoir, and near to main roads such as Glenmore Trail and Blackfoot Trail. This is a great townhouse for first time homeowners, small families, or investors, with its proximity to everything one could need. Don't delay booking your showing!