

# \$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, Garage Faces Rear, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                                  |

## Interior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, 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, Dry Bar |
| 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, See Through, Double Sided, Glass Doors, Master Bedroom                                                                                                                                                                                              |
| 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 | 10              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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