

# \$719,900 - 20 Kentish Drive Sw, Calgary

MLS® #A2250053

**\$719,900**

5 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.13 Acres

Kingsland, Calgary, Alberta

Welcome to the tranquil heart of Kingsland, this bungalow on a 59' x 100' large lot offers prime investment potential. Enjoy over 2473 square feet of living space. Fully Finished Basement Legal Suite with total 5 bedrooms + 3 full baths, featuring a sunny South facing orientation. As you enter the home, you will immediately notice the hardwood flooring throughout the main living space. Open concept, boasts a spacious living room w/large windows that allows natural light to flood in. Gourmet kitchen is overlooking the backyard, completed with functional cabinetry, Granite countertops and Stainless-Steel Appliances. Good size dining room is perfect for hosting those memorable meals. Primary master bedroom includes 4pc Ensuite with Jacuzzi tub and HIS/HER Closets. Additional 2nd & 3rd bedroom/home office with it own 3pc Ensuite and Patio doors out to a Large deck. In the fully finished basement is a rare find - Bright Legal Suite: two bedrooms + den/storage with a full kitchen, 4 pc bath and good-sized living area. This income generator is a game changer and can be used to offset your mortgage costs or you can use it for an extended family member or guests. The shared laundry can be accessed by both the upper and lower level. Detached Double Garage. Beautiful Backyard to ENJOY Complete with Outdoor KITCHEN BBQ Plus Artificial Grass. All newer Vinyl Window, newer roof, Basement Thermal Dry installed. Enjoy community living here, a short distance to



Chinook Center, Chinook LRT, Heritage LRT, Heritage Park, Rockyview Hospital, Glenmore Park, MRU, schools, parks, walking/bike paths and an array of dining options. This is an excellent opportunity to move in and enjoy or renovate this quality well-kept bungalow. Truly a must see!

Built in 1960

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250053    |
| Price          | \$719,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,287       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20 Kentish Drive Sw |
| Subdivision | Kingsland           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V 2L3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, |
|-------------------|------------------------------------------------------------------|

|              |                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage                                                                                                |
| Appliances   | Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Water Softener, Window Coverings |
| Heating      | Forced Air, Natural Gas                                                                                                                                                    |
| Cooling      | None                                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                                        |
| Basement     | Exterior Entry, Finished, Full, Suite                                                                                                                                      |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Brick, Wood Frame                                                |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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