

# \$474,750 - 17 Kingsland Court Sw, Calgary

MLS® #A2262655

**\$474,750**

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

Welcome to 17 Kingsland Court SW â€“  
Bright, Spacious & Ideally Located!

This beautifully maintained end-unit townhouse offers the perfect blend of comfort, style, and convenience. Featuring soaring ceilings, a cozy corner fireplace, and rich laminate flooring, the sun-filled living room opens directly onto a private back deckâ€”ideal for relaxing or entertaining.

The spacious kitchen is equipped with stainless steel appliances, generous counter space, and a sunny eat-in dining area. Upstairs, you'll find three well-sized bedrooms and a full bathroom, including a luxurious primary suite with a walk-in closet and a private 3-piece ensuite.

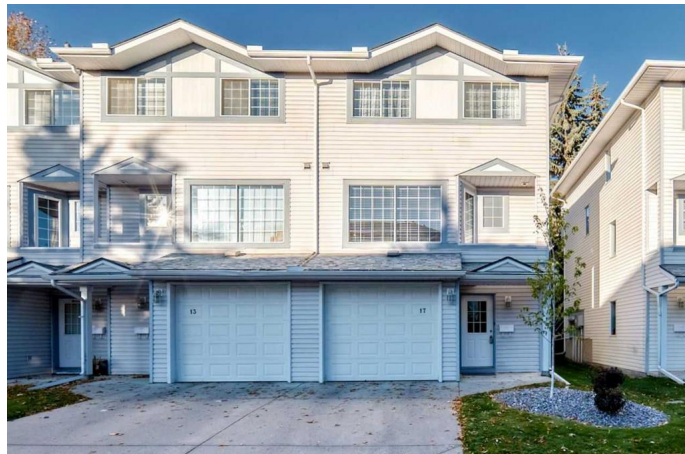
Additional highlights include:

Single attached garage

East/west exposure for morning light in the kitchen and evening sun on the deck

Partial basement for added storage or future development

Located in the heart of Kingsland, this home is close to grocery stores, C-Train, transit, restaurants, pubs, Chinook Centre, and schools. Plus, enjoy a quick 15-minute commute to downtown Calgary!



Whether you're a first-time buyer, downsizing, or investing, this property checks all the boxes. Don't miss your chance to call it home!

Built in 1993

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262655      |
| Price          | \$474,750     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Kingsland Court Sw |
| Subdivision | Kingsland             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 0S2               |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Visitor Parking, Parking |
| Parking Spaces | 2                        |
| Parking        | Single Garage Attached   |
| # of Garages   | 1                        |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Storage, Track Lighting |
|-------------------|--------------------------------------------------------------------------------------------|

|                 |                                          |
|-----------------|------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Refrigerator |
| Heating         | Central, Natural Gas                     |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas, Living Room                         |
| Has Basement    | Yes                                      |
| Basement        | Partial, Unfinished                      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Rain Gutters    |
| Lot Description   | Cul-De-Sac, Landscaped   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 8                  |
| Zoning         | M-CG d44           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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