

\$749,900 - 73 Kirby Place Sw, Calgary

MLS® #A2238186

\$749,900

4 Bedroom, 2.00 Bathroom, 1,435 sqft

Single Family on 0.16 Acres

Kingsland, Calgary, Alberta

Welcome to the diverse and well connected neighbourhood of Kingsland. Quick access to main roads & public transit makes Kingsland a highly desirable community for those who regularly commute. It is just close enough to downtown that residents have access to all kinds of amenities, but far enough so they enjoy a little less "hustle and bustle"™ and a little more tranquility. This 1435 sq ft bungalow is nestled on a quiet, tree lined crescent with a 70 ft wide lot and has the added bonus of 2 garages, a Single attached garage at the front with a wide driveway and an oversized double detached garage accessed off the back lane complete with its own electrical panel that could easily be EV ready or great set up for the home handyman with lots of power tools. It is heated, insulated & built with permits in 2020. Inside the house is solid with lots of mid-century originality! Large original kitchen, dining room & living room & a bonus flex room at the back. 3 Bedrooms on the main floor with a 4 pc bathroom. Original hardwood floors run throughout the main floor with lino in the kitchen & bathroom. Modern Basement development (2016 with permits) has a huge family room, a spacious kitchen and a large bedroom with a monster closet and a 3 pc en-suite bathroom. Lots of the big ticket items have been recently updated including windows, roof shingles, fencing, rubber paving on the front walkways, blown in attic insulation and more. Boiler system was replaced in 2003 and is a fabulous way to heat



your home as it provides even, humid heat, perfect for allergy sufferers. Baseboard heating in the basement has separate controls.Spacious, 70 ft wide back yard enjoys a partially covered raised deck and another covered ground level deck/storage area and has been landscaped with raised beds along the back.This original family home has been loved and looked after and is now ready for the next generation to enjoy. With schools, shopping, quick & easy transportation all within the commu nity this is the perfect spot for you!
(id:6289)

Built in 1958

Essential Information

Listing #	A2238186
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,435
Acres	0.16
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	73 Kirby Place Sw
Subdivision	Kingsland
City	Calgary
Province	Alberta
Postal Code	T2V2K7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Smoking Home, Level
Parking Spaces	5
Parking	Attached Garage, Detached Garage

of Garages 3

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings

Cooling None

of Stories 1

Has Basement Yes

Basement Suite

Exterior

Exterior Stone, Wood siding

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First



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