

52 Kentish Drive SW  
Calgary, Alberta

MLS # A2216472



# \$877,000

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Garage Faces Rear, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, 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

**Inclusions:** n/a

Not Your Average Bungalow. Forget what you thought you knew about bungalows - this 5-BEDROOM PLUS DEN home in the heart of Kingsland was completely reimagined in 2021 with a HIGH-STYLE RENOVATION that blends comfort, function, and thoughtful design. Step into the show-stopping kitchen featuring custom two-tone cabinetry, a STATEMENT ISLAND ideal for morning coffee or weekend baking, and sleek stainless steel appliances that make meal prep a pleasure. The OPEN-CONCEPT living and dining areas are filled with NATURAL LIGHT, perfect for brunches, cozy nights in, or entertaining friends in style. The PRIMARY SUITE is a true retreat: a WALK-IN CLOSET, spa-inspired ensuite with DUAL SHOWER, deep SOAKER TUB, and a stunning DOUBLE-SIDED FIREPLACE - yes, you can unwind in the tub and enjoy the glow of a fire. TWO ADDITIONAL BEDROOMS and a designer five-piece main bath complete the main floor, along with a SUNLIT MUDROOM featuring vaulted ceilings, IN-FLOOR HEATING, and convenient MAIN-FLOOR LAUNDRY. Downstairs, the FULLY-FINISHED BASEMENT offers a warm and versatile layout: a REC ROOM wired for surround sound, a BAR for hosting, and space for your GYM setup. TWO MORE BEDROOMS, a full bathroom, and a FLEX ROOM provide options for work-from-home or hobbies. Outside, enjoy both FRONT AND BACK DECKS - ideal for sunrise coffees and sunset cocktails. The TRIPLE-CAR ATTACHED GARAGE is fully insulated, making winter mornings a breeze. With solid hardwood on the main floor, engineered hardwood below, updated windows, roof, shingles, paint, and mechanical - this home is MOVE-IN READY. Located in one of Calgary's most beloved INNER-CITY neighbourhoods, Kingsland offers PARKS, SCHOOLS, and quick access to Chinook Centre,

Macleod Trail, and endless LOCAL AMENITIES. From outdoor skating to community events, this is a place where every season brings something special. Stylish, smart, and full of heart - this is more than a renovation. It's a lifestyle upgrade.