

# \$877,000 - 52 Kentish Drive Sw, Calgary

MLS® #A2216472

**\$877,000**

5 Bedroom, 3.00 Bathroom, 1,444 sqft  
Residential on 0.11 Acres

Kingsland, Calgary, Alberta

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.

Built in 1959

**Essential Information**

MLS® #	A2216472
Price	\$877,000
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, Insulated, Garage Faces Rear, 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	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided, Glass Doors, Master Bedroom, See Through
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	May 1st, 2025
Days on Market	47
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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