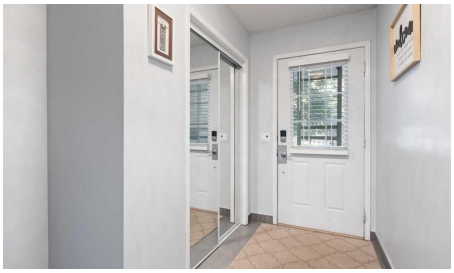
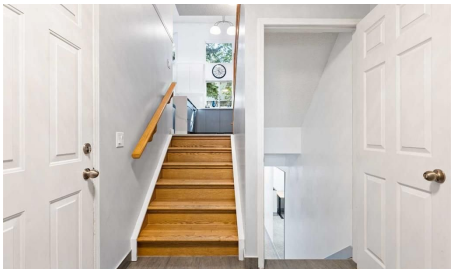
12 Kingsland Villas SW

Calgary | Active | MLS® A2340347

$489,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1993**	**1,477.79 sq. ft.**

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Listed by Royal LePage Solutions

A closer look

Renovated 3-bedroom, 3.5-bathroom 4-level split townhome in Kingsland, one of inner-city Calgary's most connected communities, just minutes from Glenmore Park and the Glenmore Reservoir pathway system for walking, running, and cycling. This 1,477 sq ft home has had all Poly-B plumbing fully removed and features vaulted ceilings, oversized windows, and a bright, open main level filled with natural light.

The modern kitchen anchors the home with quartz countertops, two-tone flat-panel cabinetry, stainless steel appliances, and a waterfall-edge breakfast bar. The adjacent living room offers a gas fireplace and oak hardwood flooring, opening onto a private west-facing deck. Upstairs, the primary bedroom includes a walk-in closet and a 3-piece ensuite, alongside two additional bedrooms, a 5-piece main bath with double vanity, and a powder room.

The finished lower level adds a flexible family or games room, a full 3-piece bathroom, and in-unit laundry, ideal as a home office, guest space, or fourth bedroom. A single attached garage plus a double-length driveway provide parking for multiple vehicles, a rare advantage in the complex.

Beyond Glenmore Park, the location puts Chinook Centre and Macleod Trail shopping and dining minutes away, with two LRT stations (Chinook and Heritage), Rockyview General Hospital, and downtown Calgary all close by. Parks, playgrounds, schools, and transit are within walking distance. Monthly condo fees cover exterior maintenance, insurance, professional management, snow removal, and reserve fund contributions. A move-in-ready, low-maintenance home in established Kingsland, Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340347
Bedrooms	3
Bathrooms	4
Year Built	1993
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,477.79 sq. ft.
Main Level Finished Area:	109.99 sq. ft.
Upper Level Finished Area:	1,367.8 sq. ft.
Below Grade Finished Area:	336.45 sq. ft.
Condo Fee:	$382.17
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1993 (Age: 33)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9411744
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Kingsland Villas
Community:	Kingsland
Amenities:	Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Garage remote control
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 11'3" × 6'9" ·

2nd Floor	Kitchen · 14'4" × 9'2" ·
2nd Floor	Dining Room · 15'6" × 9' ·
3rd Floor	Living Room · 18'10" × 18'3" ·
4th Floor	Bedroom - Primary · 13'1" × 12' ·
4th Floor	Bedroom · 10'1" × 9' ·
4th Floor	Bedroom · 13'6" × 8'11" ·
Basement	Game Room · 13' × 12'8" ·
Basement	Furnace/Utility Room · 6'6" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, High Ceilings, Walk-In Closet(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-kingsland-villas-sw-calgary-a2340347/

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