53 Kentish Drive SW

Calgary | Active | MLS® A2351271

$675,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1962**	**1,515.6 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

SOME HOMES ARE BOUGHT FOR WHAT THEY ARE. OTHERS FOR WHAT THEY COULD BECOME. THIS ONE OFFERS BOTH! Tucked away on a quiet street in an established inner-city neighbourhood, this spacious 1,515 sq. ft. bungalow offers an exciting combination of character, versatility and potential. Whether your vision is a complete transformation into a stunning contemporary home or a thoughtful renovation that celebrates its mid-century modern roots, this is a property that invites you to dream big! With a generous footprint and a versatile floor plan, the possibilities are limited only by your imagination. The main floor features three bedrooms, a family room with fireplace, separate living and dining rooms, a spacious kitchen and 1½ bathrooms, offering plenty of opportunity to create something truly special. Adding to the appeal is the large, two-bedroom basement legal suite, opening the door to a variety of possibilities. Live upstairs and enjoy the benefits of rental income below, accommodate extended family, or rent both levels as an investment property. The choice is yours! Outside, a west-facing backyard provides the perfect setting to enjoy sunny afternoons and summer evenings, while the double garage adds everyday convenience. And then there's the location! Enjoy the peace of a quiet residential street while being within easy reach of schools, shopping, restaurants, the Farmers' Market and the CTrain. It's an ideal combination of neighbourhood charm and urban convenience. Well maintained over the years, with some newer windows, this home offers the opportunity to enjoy its distinctive personality today or unlock its remarkable potential for tomorrow. With 1,515 sq. ft. on the main floor, a basement legal suite and a location that puts so much within reach, this is more than a home. It's an opportunity to create the lifestyle, investment or architectural showpiece you've been imagining!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351271
Bedrooms	5
Bathrooms	3
Year Built	1962
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,515.6 sq. ft.
Main Level Finished Area:	1,515.6 sq. ft.
Below Grade Finished Area:	1,058.4 sq. ft.
Acreage:	No
Lot Area:	5,005 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	7
Year built:	1962 (Age: 64)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1706HQ
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	House

Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas Log, Living Room, None
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Kingsland
Appliances:	Electric Cooktop, Electric Oven, Gas Water Heater, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 21'4" × 12' ·
Main Floor	Family Room · 15'3" × 14'2" ·
Main Floor	Kitchen · 15'3" × 11'6" ·
Main Floor	Dining Room · 11'10" × 10'10" ·
Main Floor	Bedroom - Primary · 11'10" × 11'6" ·
Main Floor	Bedroom · 11'7" × 8'1" ·
Main Floor	Bedroom · 13'3" × 8' ·
Lower Level	Living Room · 25'4" × 15'2" ·

Lower Level	Kitchen · 12'2" × 10'11" ·
Lower Level	Bedroom · 13'10" × 10'11" ·
Lower Level	Bedroom · 11'1" × 8'10" ·
Lower Level	Laundry · 14'11" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Animal Home, No Smoking Home, Separate Entrance
Exterior Features:	Awning(s), Garden, Private Yard
Patio And Porch Features:	Awning(s), Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/53-kentish-drive-sw-calgary-a2351271/

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