

\$719,900 - 20 Kentish Drive Sw, Calgary

MLS® #A2250053

\$719,900

5 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.13 Acres

Kingsland, Calgary, Alberta

Welcome to the tranquil heart of Kingsland, this bungalow on a 59' x 100' large lot offers prime investment potential. Enjoy over 2473 square feet of living space. Fully Finished Basement Legal Suite with total 5 bedrooms + 3 full baths, featuring a sunny South facing orientation. As you enter the home, you will immediately notice the hardwood flooring throughout the main living space. Open concept, boasts a spacious living room w/large windows that allows natural light to flood in. Gourmet kitchen is overlooking the backyard, completed with functional cabinetry, Granite countertops and Stainless-Steel Appliances. Good size dining room is perfect for hosting those memorable meals. Primary master bedroom includes 4pc Ensuite with Jacuzzi tub and HIS/HER Closets. Additional 2nd & 3rd bedroom/home office with it own 3pc Ensuite and Patio doors out to a Large deck. In the fully finished basement is a rare find - Bright Legal Suite: two bedrooms + den/storage with a full kitchen, 4 pc bath and good-sized living area. This income generator is a game changer and can be used to offset your mortgage costs or you can use it for an extended family member or guests. The shared laundry can be accessed by both the upper and lower level. Detached Double Garage. Beautiful Backyard to ENJOY Complete with Outdoor KITCHEN BBQ Plus Artificial Grass. All newer Vinyl Window, newer roof, Basement Thermal Dry installed. Enjoy community living here, a short distance to



Chinook Center, Chinook LRT, Heritage LRT, Heritage Park, Rockyview Hospital, Glenmore Park, MRU, schools, parks, walking/bike paths and an array of dining options. This is an excellent opportunity to move in and enjoy or renovate this quality well-kept bungalow. Truly a must see!

Built in 1960

Essential Information

MLS® #	A2250053
Price	\$719,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,287
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	20 Kentish Drive Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2L3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings,
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	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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