



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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52 Kentish Drive SW  
Calgary, Alberta

MLS # A2242382



**\$834,000**

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

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

**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

5 BEDS + DEN | 3 FULL BATHS | TRIPLE ATTACHED GARAGE | FULLY-RENOVATED Modern design. Serious value. Welcome to 52 Kentish Drive SW, a fully renovated bungalow in the established community of Kingsland - PRICE ADJUSTED and ready for a new chapter. With over 2,300 sq ft of developed space and finishings you'd expect to see at a much higher price point. Inside, it's all REIMAGINED, natural light, and smart design. The NEW KITCHEN features custom two-tone cabinetry, a massive island, and stainless steel appliances. Solid HARDWOOD FLOORS lead you into a warm, sun-filled living and dining area that's as functional as it is inviting, made for real life. The primary suite is a true retreat: a walk-in closet, a DOUBLE SHOWER, imported tile, dual vanities, a SOAKER TUB, and a DOUBLE-SIDED FIREPLACE shared with the bedroom. It's luxury without pretense. TWO ADDITIONAL BEDROOMS and a designer 5-piece bathroom round out the main floor, while a vaulted-ceiling MUDROOM with in-floor heat and direct access to an ATTACHED TRIPLE CAR GARAGE adds serious function. Downstairs, the FULLY FINISHED BASEMENT offers even more flexibility - with a REC ROOM wired for surround sound, a DRY BAR, full bath, TWO MORE BEDROOMS, and a bonus FLEX SPACE perfect for a home office or extra storage. Enjoy coffee on the east-facing BACK DECK, sunset wine on the west-facing FRONT DECK, and the peace of mind that comes with a NEW ROOF, NEW WINDOWS, NEW APPLIANCES, a new hot water tank, and fresh paint. This home is move-in ready and priced to move - offering luxury features, an unbeatable location near parks, schools, and Chinook Centre. Savvy buyers have a RARE OPPORTUNITY to purchase a high-end, turn-key home in an established inner-city community, for less. The

sellers are relocating and open to reviewing all reasonable offers.