

\$750,000 - 25 Kirby Place Sw, Calgary

MLS® #A2247616

\$750,000

4 Bedroom, 2.00 Bathroom, 1,148 sqft

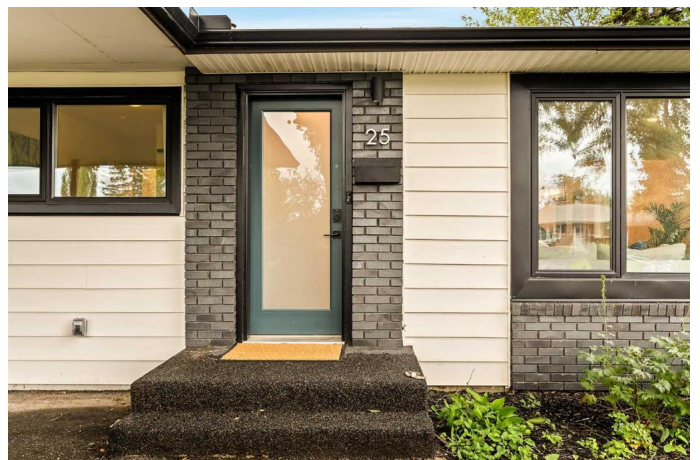
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

**** OPEN HOUSE SATURDAY AUGUST 16**

1-3PM * Welcome home to this beautifully fully renovated legally suited home on a picturesque street in the heart of Kingsland!

The main floor features luxury vinyl plank flooring, a new kitchen with full height floor-to-ceiling cabinetry, subway tile backsplash, built-in coffee nook and upgraded stainless steel appliances. The spacious dining room has enough space to seat 6-8 people and a built in china cabinet. The living area features a large window allowing in an abundance of natural light and has enough room for any of your living room set ups. Completing the main floor you have three generously sized bedrooms and a bright and clean 4 piece bathroom. All main floor renovations were completed in 2022. The legal basement suite was completed in 2016 and features its own separate entrance and laundry. The suite features an open floor plan with a full kitchen equipped with stone counters and stainless steel appliances . The living area has an abundance of pot lights throughout allowing for a bright an open feel throughout the suite. The massive bedroom is large enough for a king bed and leads to the 4 piece bathroom accompanied by a spacious walk in closet. The backyard oasis is fully fenced and features a wooden patio, plenty of garden beds for the green thumb and has more than enough space to be able to build a garage. There is plenty of parking in the front of the home with the large driveway and



carport. Notable upgrades include: triple pane windows (2022), Roof (2016), Hot Water Tank (2016).

Built in 1957

Essential Information

MLS® #	A2247616
Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	25 Kirby Place Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V2K5

Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.