

\$610,000 - 23 Klamath Place Sw, Calgary

MLS® #A2262308

\$610,000

3 Bedroom, 1.00 Bathroom, 1,090 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Great sought after community of Kingsland because of its inner city location! BIG LOT (60 frontage x 100 deep). Three bedroom bungalow with full basement! Single detached garage with alley at rear. Easy and quick access to downtown, major transportation routes, public transit, walking paths, hospitals, shopping, restaurants and lots of amenities. Close to Chinook and Heritage LRT. Walk or bike to Glenmore Reservoir and enjoy the spectacular views and pathways. You have everything in suburban life as well as being so very close to the excitement and entertainment of Calgary's downtown. This home is a great opportunity for home ownership. You will love the big, private lot. The main floor greets you with living room and dining, kitchen, primary bedroom plus two others and a full bath. Brand new improvements include new flooring in rec room downstairs, stairway, bathroom and front/rear entrances. New baseboards in rec room downstairs. Bathroom has brand new sink, cabinet, mirror and flooring. Downstairs you will find a large recreational/entertainment space, den/flex room that could easily be a bedroom with the installation of an egress window. There is a storage room, utility/furnace room and lots more storage space. House and garage roof shingles replaced in 2022, windows have been replaced, hot water tank 2022 and the boiler just serviced 2025. This home has ample space for a family. The best thing about this home is that it is affordable and will allow the



new owner to get in, enjoy a great neighborhood and make more improvements to suit themselves and at their own pace. Possession is negotiable here and can be quick. Be sure to see NOW, WRITE YOUR OFFER and live on a lovely street in the heart of Kingsland!!

Built in 1957

Essential Information

MLS® #	A2262308
Price	\$610,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,090
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	23 Klamath Place Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2J2

Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
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Appliances	Garage Control(s), Refrigerator
Heating	Coverings
Cooling	Boiler, Natural Gas
Has Basement	None
Basement	Yes
	Finished, Full



Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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