

# \$1,225,000 - 56 Klamath Place Sw, Calgary

MLS® #A2211597

**\$1,225,000**

5 Bedroom, 4.00 Bathroom, 1,982 sqft

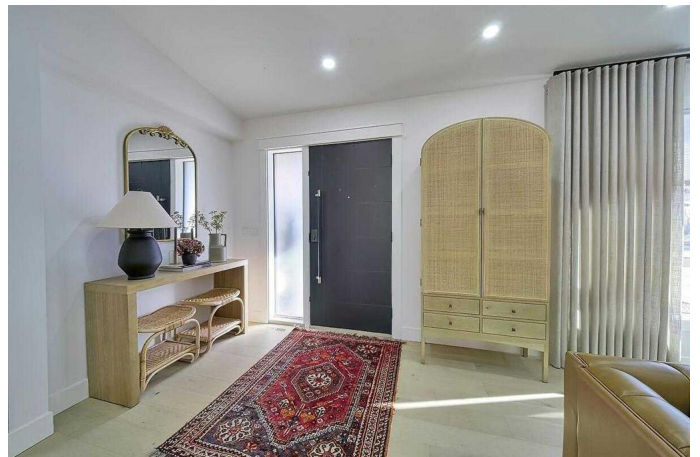
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

OPEN HOUSE SUNDAY 2-4pm\*\*\*\*This beautifully renovated bungalow offers over 1900 square feet above grade and is located on one of the most desirable streets in the neighborhood. It's conveniently close to a wide range of amenities, including Chinook Centre, Southcentre Mall, Rockyview Hospital, the LRT, schools, walking paths, and the Southland Leisure Centre. Easy access to Glenmore Trail connects you quickly to both Deerfoot and Crowchild Trails, leading to Stoney Trail. Also only 10 mins to downtown core.

The home has undergone a full transformation, showcasing exceptional style and attention to detail. As you step inside, the open-concept design connects the living room, dining area, and kitchen. Vaulted ceilings with a beam, large newer windows, and double French doors create a bright and welcoming atmosphere filled with natural light.

The kitchen is a standout feature, equipped with high-end white and gold CAFE appliances including a gas cooktop, dishwasher, hood fan, built-in steam oven, microwave, and wall oven. A twelve-foot island with a quartz countertop and breakfast bar provides plenty of space for both cooking and gathering. The quartz backsplash and pantry add both style and function. Throughout the main level, you'll find beautiful hardwood flooring and a spacious mudroom at the back entrance with



generous storage.

The backyard is designed for both relaxation and entertaining, with access from the dining area and mudroom. It features a large cedar deck with a gazebo, cedar fencing, poured concrete from the house to the garage, and a generous grassy area. The oversized triple garage has been modified to include a studio space, offering flexibility for a gym, office, or creative studio. It can also be converted back to a full triple garage if needed.

The main level also includes three spacious bedrooms. The master bedroom is oversized and features a luxurious five-piece ensuite with a large custom steam shower. There's also a full laundry room, an additional four-piece bathroom, and a powder room for guests.

The fully developed basement features large egress windows that fill the space with light. There's a large recreation area complete with a high-end wet bar, Caesarstone countertops, and a stainless steel mini fridge. Two more large bedrooms with walk-in closets and custom organizers are also located downstairs, along with another four-piece bathroom.

This home has been completely gutted and renovated with high-end finishes. Major upgrades include a high-efficiency furnace, hot water tank, Lux windows, new roof and trusses, plumbing, electrical systems, and heating ducts. All development permits were properly obtained. The exterior has also been updated with stucco, Hardie board, fresh sod, and new concrete pads at the front and back.

With over 2700 square feet of beautifully developed space, this home blends modern luxury with the charm of an established

neighborhood. Don't miss the opportunity to call this your home. Shows 10 out of 10!

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211597    |
| Price          | \$1,225,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,982       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 56 Klamath Place Sw |
| Subdivision | Kingsland           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V 2J3             |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 6                                 |
| Parking        | Oversized, Triple Garage Attached |
| # of Garages   | 3                                 |

**Interior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Garage Control(s), Gas Cooktop, Refrigerator, Window Coverings                                        |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Electric                |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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