

\$529,900 - 625 Kingsmere Crescent Sw, Calgary

MLS® #A2223974

\$529,900

4 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.08 Acres

Kingsland, Calgary, Alberta

Ideally located on a sunny lot with a south-facing backyard and featuring nearly 2,000 square feet of developed space, this freshly updated home is fully move-in ready! Offering 3 living areas, 4 bedrooms, 2 bathrooms and a private side entrance with direct access to the basement, this home is ideal for first time buyers, investors or a great family home. This semi-detached home (no condo fees) has plenty of living space both inside and out and is within walking distance to countless amenities while being centrally located within the city. Hardwood flooring flows throughout the main living and dining area and up to the primary and secondary bedroom on the main level. Vaulted wood ceilings with exposed beams in the main living and dining area offer a beautiful architectural design rarely found in these homes. The expansive kitchen has freshly painted cabinets and is complete with a suite of stainless steel appliances with additional space for a breakfast nook. The primary bedroom and second bedroom on the main level have new windows overlooking the backyard and create a bright space all day long. An updated 4 pc bathroom with newly tiled tub surround and tiled floors as well as two large linen closets complete the upper level. The private side entrance leads down a half set of stairs to the third and fourth bedrooms, both with new large windows providing plenty of natural light. A central flex space, perfect for a home office area, and a large rec room, all complete with



newer carpet offer nearly 1,000 more square feet of living space on the lower level. A full bathroom with walk-in shower, laundry room (with newer washer & dryer), storage room and utility room complete the lower level - providing plenty of storage space. The expansive south-facing fenced backyard has a large brick patio and plenty of green space - perfect for those with children and pets and providing a great space to entertain. With new windows throughout, this updated home is centrally located and fully move-in ready at an incredibly affordable price point.

Built in 1964

Essential Information

MLS® #	A2223974
Price	\$529,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.08
Year Built	1964
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	625 Kingsmere Crescent Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2H9

Amenities

Parking Spaces	1
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Parking	Parking Pad
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Interior

Interior Features	No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	4
Zoning	H-GO

Listing Details

Listing Office	Charles
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