

**65 Klamath Place SW  
Calgary, Alberta**

**MLS # A2241139**



# \$750,000

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/a

Welcome to this stunningly renovated 1,120 sq ft bungalow nestled on a quiet street in the heart of Kingsland. This move-in-ready gem offers 5 bedrooms, 2.5 bathrooms, and a Fully finished basement with a private separate entrance offers versatile space for extended family, home office, or independent living arrangements. Step inside the bright and airy main level, where you'll find an open-concept layout featuring a modern kitchen with sleek quartz countertops, custom cabinetry, and premium finishes throughout. Three spacious bedrooms and a beautifully updated bathroom complete the main floor. Downstairs, the lower level impresses with 2 additional bedrooms, a full second kitchen, a large living area, and its own entrance, professionally renovated to the highest standards for comfort and style. Car lovers and hobbyists will appreciate the oversized double detached garage plus a front attached single garage.. A long extended driveway offers ample off-street parking with plenty of room for an RV, a rare find in the inner city. Situated on a generous 60' x 100' lot, the home features a sunny, south-facing backyard that offers privacy and is perfect for relaxing, entertaining, or enjoying all-day sun. Located close to top-rated schools, Chinook Centre, Rockyview Hospital, downtown, and all major routes, this home combines lifestyle and location in one perfect package. Don't miss your chance to own a fully updated home in one of Calgary's most convenient communities, just move in and enjoy.