

# \$749,900 - 73 Kirby Place Sw, Calgary

MLS® #A2238186

## \$749,900

4 Bedroom, 2.00 Bathroom, 1,435 sqft  
Residential on 0.16 Acres

Kingsland, Calgary, Alberta

Welcome to the diverse and well connected neighbourhood of Kingsland. Quick access to main roads & public transit makes Kingsland a highly desirable community for those who regularly commute. It is just close enough to downtown that residents have access to all kinds of amenities, but far enough so they enjoy a little less "hustle and bustle"™ and a little more tranquility.

This 1435 sq ft bungalow is nestled on a quiet, tree lined crescent with a 70 ft wide lot and has the added bonus of 2 garages, a Single attached garage at the front with a wide driveway and an oversized double detached garage accessed off the back lane complete with its own electrical panel that could easily be EV ready or great set up for the home handyman with lots of power tools. It is heated, insulated & built with permits in 2020. Inside the house is solid with lots of mid-century originality! Large original kitchen, dining room & living room & a bonus flex room at the back. 3 Bedrooms on the main floor with a 4 pc bathroom. Original hardwood floors run throughout the main floor with lino in the kitchen & bathroom. Modern Basement development (2016 with permits) has a huge family room, a spacious kitchen and a large bedroom with a monster closet and a 3 pc en-suite bathroom.

Lots of the big ticket items have been recently updated including windows, roof shingles, fencing, rubber paving on the front walkways, blown in attic insulation and more.



Boiler system was replaced in 2003 and is a fabulous way to heat your home as it provides even, humid heat, perfect for allergy sufferers. Baseboard heating in the basement has separate controls.

Spacious, 70 ft wide back yard enjoys a partially covered raised deck and another covered ground level deck/storage area and has been landscaped with raised beds along the back.

This original family home has been loved and looked after and is now ready for the next generation to enjoy. With schools, shopping, quick & easy transportation all within the community this is the perfect spot for you!

Built in 1958

### **Essential Information**

MLS® #	A2238186
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,435
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	73 Kirby Place Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2K7

## Amenities

Parking Spaces	5
Parking	Single Garage Attached, Double Garage Detached
# of Garages	3

## Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	63
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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