

\$565,000 - 23 Klamath Place Sw, Calgary

MLS® #A2262308

\$565,000

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, rectangular & easy for yard access from the front as well as the back yards). BE SURE TO BUY THIS ONE BEFORE IT'S GONE!! INVESTOR ALERT!! Great 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. Hardwood floors on main. Bathroom has brand new sink, cabinet, mirror and flooring. Downstairs you will find a large recreational/entertainment space (new baseboards), den/flex room that could easily be a bedroom with the installation of an egress window. There is a storage room, utility/furnace/laundry 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 or working at home with good development down. 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. The REAR entrance allows for separation of the basement. Possession is NEGOTIABLE here and can be quick. BRAND NEW ELECTRICAL PANEL BEING INSTALLED!! 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	\$565,000
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
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Garage Control(s), Refrigerator, Gas Dryer
Heating	Natural Gas, Boiler
Cooling	None
Has Basement	Yes
Basement	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	22
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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