

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

3130 Kingsley St



DISCOVER

Saanich East - Camosun



Few Victoria neighbourhoods balance the outdoors and everyday convenience like this corner of Saanich, where the golf greens and walking trails of Cedar Hill sit minutes from Hillside Mall. Home to Camosun College and a cluster of well-regarded schools, the area pairs established-neighbourhood calm with quick access to Downtown, Uptown, parks, and transit.



\$949,000

Listed by:

Ole Schmidt & Michelle Matheson

Neighbourhood: Saanich East

Bedrooms: 3

Bathrooms: 2

Living Area: 1256 sq ft

Year Built: 1914

Taxes: \$4,425 (Tax Year 2025)

MLS: 1037358

3130 Kingsley St

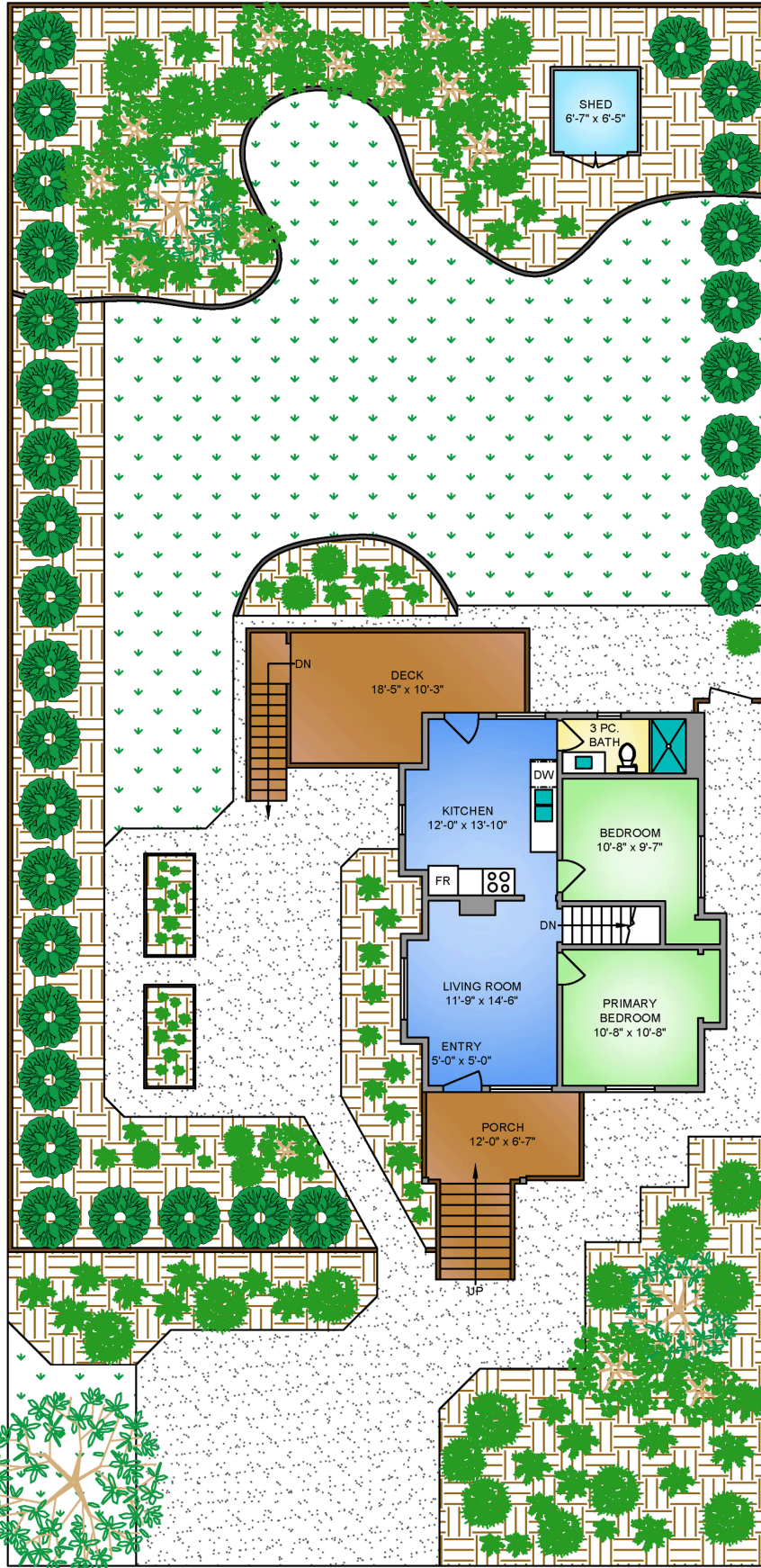
Centrally located and set on a quiet, one-way street, this well maintained 1914 character home offers three bedrooms and two bathrooms. An inviting covered front porch opens to a bright main level with two spacious bedrooms, renovated bathroom, living room, and kitchen flowing out to a southwest-facing deck angled for evening sun. The lower level adds a third bedroom, perfect for an office or guest retreat, plus a family room and utility space. The outdoor space features established gardens, raised beds, mature trees, and a perimeter hedge for privacy, plus plenty of room for kids to play. Two on-site parking spots, two large storage areas, and a shed. Key updates over the years include stucco, vinyl windows, gas furnace, gutters, soffits and more. Minutes from Lansdowne Middle School, St. Michaels University School, Cedar Hill Golf Course & Rec Centre, Hillside Mall, Camosun College, UVic, parks, and transit.

FLOOR PLANS

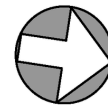


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MAIN FLOOR
704 SQ. FT.
8'-2" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

3130 KINGSLEY STREET

MAY 21, 2026

PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	DECK / PORCH
MAIN	704	-	239
LOWER	552	165	-
TOTAL	1256	165	239

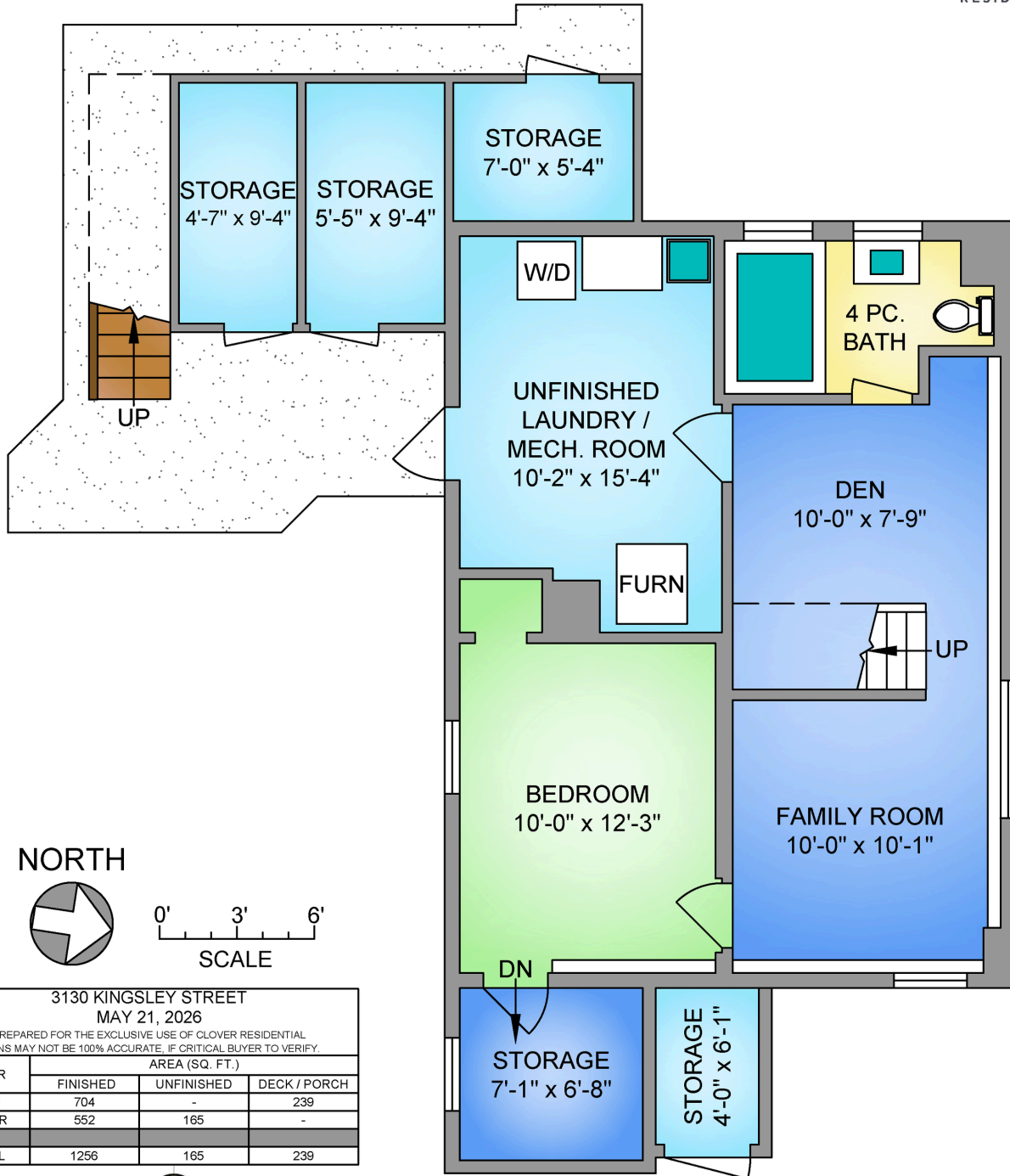


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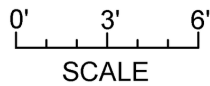
LOWER FLOOR
552 SQ. FT.
6'-2" CEILING HEIGHT



CLOVER
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NORTH



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