

**209, 790 Kingsmere Crescent SW**  
**Calgary, Alberta**

**MLS # A2214781**



**\$284,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	727 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome home to your spacious open concept 1-bedroom condo located at Aurora at Chinook in Kingsland, where modern living meets convenience in one of Calgary's most sought-after SW and centrally located neighbourhoods outside of downtown. This stunning 1-bedroom, 1-bathroom condo offers a perfect blend of comfort and style, ideal for young professionals, investors, downsizers, or anyone seeking a vibrant urban lifestyle. Step into an open-concept living/dining area with so much versatility for design preference, featuring a spacious balcony (with gas BBQ hook up) that overlooks the beautifully landscaped grounds which is perfect for morning coffees or winding down in the evening. The living space design is made for entertaining or simply relaxing after a long day. The kitchen boasts sleek stainless steel appliances, ample cabinetry, granite countertops, and a convenient breakfast bar overlooking the living room/dining areas. Retreat to the incredibly spacious and natural light filled bedroom, complete with a large walk-in closet and walk-through access to the modern 4 piece bathroom. Enjoy the convenience of in-suite laundry, adding to the functionality of this amazing condo as well. This condo comes complete with TITLED secured heated underground parking and a HUGE secured storage locker for all your extras as well. Take advantage of the proximity to shopping, dining, and entertainment options in the vibrant Chinook area - all walkable too! This home is located just minutes from Chinook Centre, public transportation, several major transportation routes and numerous parks, ensuring you're never far from everything Calgary has to offer. No need to worry about anything other than booking your moving truck with this condo, it's just been freshly painted and had a number of modern fixture upgrades completed to make this striking place move in ready for

you! Don't miss the opportunity to make this beautiful condo your own! Schedule a viewing now before it's too late! Your new home awaits :)