



GRASSROOTS
REALTY GROUP

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209, 790 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2230393



\$264,900

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	728 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Enclosed, Guest, Heated Garage, Insulated, Off Street, Owned, Par		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Aurora at Chinook in the heart of Kingsland, close to everything, yet blissfully quiet. This stylish 727 sq. ft. one-bedroom, one-bath condo offers the best of both worlds: walkable access to Chinook Centre, transit, dining, and quick driving access to major roads, all while tucked away on a peaceful, tree-lined crescent. The open-concept layout includes a cozy gas fireplace, fresh paint, new light fixtures, and recently cleaned carpets. The kitchen features beautiful granite countertops, stainless steel appliances, and a raised breakfast bar, perfect for morning coffee or evening wine. Step out onto your private balcony with a garden view. The spacious bedroom has a great walk-in closet and direct access to a sleek four-piece ensuite. In-suite laundry adds everyday convenience. Additional highlights include titled underground heated parking, an oversized titled storage locker on the same level, visitor parking, and well-managed condo services. Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready home offers comfort, value, and a fantastic central location. Don't wait! Schedule your showing today before someone else falls in love with your future home.