



**117, 790 Kingsmere Crescent SW
Calgary, Alberta**

MLS # A2287533



\$249,900

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious and well-appointed main floor one-bedroom condo at 117-790 Kingsmere Crescent SW in the desirable Kingsland community. Offering comfort, convenience, and modern finishes, this pet-friendly building is perfect for first-time buyers, professionals, or investors. The open and functional layout features a large living room highlighted by a cozy corner gas fireplace, creating a warm and inviting space to relax or entertain. The kitchen is thoughtfully designed with granite countertops, rich dark wood cabinetry, and sleek stainless-steel appliances. A dedicated dining area sits just off the kitchen, ideal for everyday living or hosting guests. Step outside to your large private balcony, perfect for enjoying morning coffee or summer evenings. This home is move in ready, every room has been revitalized with a clean coat of paint and brand-new, soft carpeting underfoot. Complete with a newly installed washer and dryer, this home offers the ultimate in comfort and convenience. If you are a dog lover you will enjoy the close proximity to the front entrance, making walks a breeze. This home includes titled underground parking and a separate titled storage unit, providing exceptional value and practicality. Located just minutes from Chinook Centre, the restaurants and amenities along MacLeod Trail, and C-Train access, this condo offers unbeatable connectivity while still tucked away in a quiet, well-managed complex.