



**773 Kingsmere Crescent SW  
Calgary, Alberta**

**MLS # A2299143**



**\$399,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Off Street, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** n/a

OPEN HOUSES THIS WEEKEND - Saturday, Apr.11, 11 am - 1 pm ::::: Sunday, Apr.12, 1 pm - 3 pm -  
Townhomes in this well-managed complex rarely come to market—and it’s easy to see why. Welcome to this beautifully maintained and updated 3-bedroom home offering over 1,100 sq ft of functional, family-friendly living space in one of Calgary’s most convenient locations. From the moment you step inside, you’ll appreciate the bright, inviting layout, featuring an updated kitchen, newer windows, and spacious living and dining areas designed for both everyday comfort and effortless entertaining. Upstairs, you’ll find three generous bedrooms and a full bath, while the added 1.5 bath layout provides that extra convenience busy households need. This home checks all the boxes: low condo fees, an assigned parking stall, and pride of ownership throughout. Whether you’re a first-time buyer, growing family, or savvy investor, this is the kind of property that makes sense both today and long term. Location is unbeatable—close to schools, shopping, transit, and major routes—everything you need is just minutes away. Opportunities like this don’t come up often in Kingsland, and when they do, they don’t last!