



**318, 790 Kingsmere Crescent SW
Calgary, Alberta**

MLS # A2146906



\$350,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,250 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 793
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Skylight(s), Walk-In Closet(s)		

Inclusions: TV Wall Mount, Portable Air Conditioner

Discover urban luxury in this stylish loft-style apartment spanning over 1200 sqft, featuring 2 full bathrooms, a bedroom, and a spacious loft perfect for a primary suite, entertainment area, or home office. Upon entry, large windows bathe the space in natural light, complementing durable tile flooring and a thoughtfully designed layout ideal for seamless entertaining. The galley-style kitchen boasts maple cabinets, granite countertops, and a breakfast bar with a pass-through to the dining room, perfect for intimate meals with friends. The expansive living room is highlighted by a beautiful gas fireplace, ensuring cozy winters, and offers direct access to a large outdoor patio. The main floor includes a generous bedroom and a 4-piece bath. Upstairs, the vast loft space impresses with vaulted ceilings, skylights, a second 4-piece bath, a walk-in closet, and a convenient laundry room. This home also includes two titled parking spots in the heated underground parkade and a large titled storage unit for seasonal items. Ideally situated just minutes from premier amenities such as shopping, dining, and the vibrant entertainment options along McLeod Trail, with Chinook Mall a short drive away.