



**106, 790 Kingsmere Crescent SW  
Calgary, Alberta**

**MLS # A2149420**



**\$325,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<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>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** N/A

Imagine.. could it be possible to find a property that offers everything that you are looking for in a location so amazing that the only missing feature is you? Welcome to Aurora at Chinook and your beautiful 2 bedroom corner unit complete with side x side titled underground parking stalls and titled closed-in storage. From the moment you arrive you will be swept away by the tranquility of a quiet street, mere moments from dining, pubs, parks & playgrounds, C-Train, and Chinook Shopping Mall !! This bright and spacious apartment is set up perfectly for entertaining family and guests with a beautiful south facing patio and green space, complete with gas line for a summer evening BBQ. The layout separates the primary retreat and second bedroom nicely from the living and dining areas and offers full size in suite laundry! The stylish kitchen is a focal point complete with granite counters, stainless steel appliances, and breakfast bar to start your awesome day! Only one short flight of stairs and steps from your vehicles, indulge in the convenience you deserve with a plethora of amenities at your fingertips. Aurora at Chinook, built in 2000, the epitome of modern style and function in the heart of Kingsland.. a home for you and yours!