



**215, 790 Kingsmere Crescent SW
Calgary, Alberta**

MLS # A2179348



\$255,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	817 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Sectional Couch/ Bed and bed frame

Location, location. Motivated Seller! Very Spacious One Bedroom Condo in the popular Aurora at Chinook. This well maintained condo features a gally kitchen ceiling' height cabinets, granite countertops and stainless steel appliances. Recent appliances include newer dishwasher (2023), Fridge (2022), Microwave (2022), as well as a newer circuit board in the stove. The living room has a gas fireplace that provide a cozy feel. Along with patio doors to the large deck. The bedroom can comfortably fit a full bedroom suite with King size bed, has a walkthrough closet with a cheater door to the 4pc bath. The laundry room is a good size and offers in-suite storage. There is also a titled underground parking stall and a titled storage unit. Close to all amenities and located in the Heart of Kingsmere makes this unit a great find! Directions: