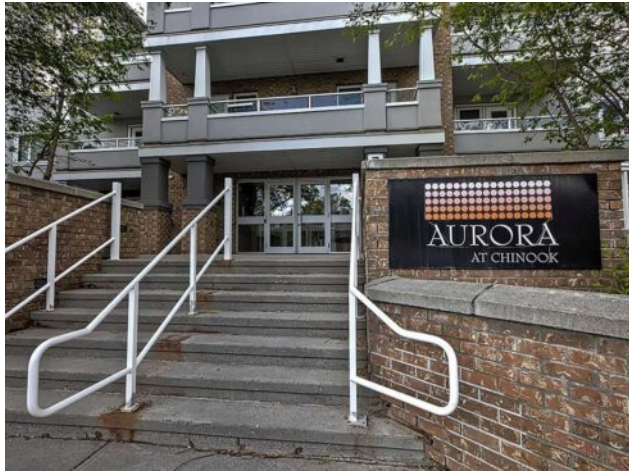


211, 790 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2313169



\$239,900

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Aurora at Chinook in Kingsland a beautifully maintained condo offering exceptional value, comfort, and convenience in one of Calgary's most central locations. This fantastic location provides quick access to Macleod Trail, Glenmore Trail, Elbow Drive, transit, downtown, and Chinook Centre, making commuting and everyday living effortless. The building itself is smaller, quiet, extremely well managed, professionally maintained, and in excellent financial standing, offering owners true peace of mind and pride of ownership throughout. Inside, this bright open-concept 1-bedroom, 1-bathroom unit features a lovely flow with large windows that flood the space with natural light. The spacious living room is warm and inviting with a cozy gas fireplace, creating the perfect setting for relaxing evenings or entertaining guests. The functional kitchen offers stainless steel appliances, granite countertops, ample cabinetry, and a breakfast bar that connects seamlessly to the living and dining area. The very large primary bedroom includes a walk-in closet and easy access to the modern 4-piece bathroom. Additional highlights include in-suite laundry, heated underground titled parking, and a rare fully enclosed titled storage ROOM with solid walls and a secure door offering exceptional privacy, security, and functionality rarely found in condo living. Enjoy your private outdoor space overlooking quiet green space, complete with a gas BBQ hookup perfect for morning coffee, summer evenings, or entertaining friends. A fantastic opportunity for first-time buyers, young professionals, or investors looking for stylish, low-maintenance living in an unbeatable central location.