

212, 790 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2315015



\$240,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

2 BEDROOMS | 1 BATHROOM | END UNIT | 944 SQFT | TITLED UNDERGROUND HEATED PARKING | TITLED STORAGE LOCKER | PRIME LOCATION | Welcome to this spacious and well-maintained end unit condo in the desirable community of Kingsland, offering 944 sqft of functional living space with 2 bedrooms and 1 bathroom. Perfectly located close to Chinook Centre, major roadways, transit, and just a short drive to downtown and the Glenmore Reservoir, this home offers exceptional value for first-time buyers, downsizers, or investors. Step inside to a bright and inviting open-concept layout featuring vinyl plank flooring throughout the main living areas and large windows allowing an abundance of natural light into the space. The spacious living room is centred around a cozy gas fireplace and opens onto the private balcony with BBQ gas hookup, creating the perfect spot to relax or entertain. The adjoining dining area is open to the kitchen through a large pass through above the sink. The kitchen offers granite countertops, ample cabinet and counter space, and a functional layout for everyday living. The primary bedroom is generously sized and features a large walk-in closet with convenient stacked washer and dryer, along with direct access to the 4-piece bathroom (also accessible from the hallway). The second bedroom provides flexibility for guests, a roommate, or a home office setup. Additional features include titled underground heated parking, titled storage locker, visitor parking, and a well-maintained building with elevator access. Located close to shopping, restaurants, parks, schools, and transit, this home offers the perfect balance of comfort and convenience in a highly sought-after central location. Perfect as your first home or for a growing investment portfolio. Book your showing today!