

116, 790 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2316598



\$255,000

Division:	Kingsland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: N/A

Experience sophisticated, low-maintenance urban living at Aurora at Chinook. This immaculate MAIN-FLOOR residence stands out from the crowd, having just been elevated with a fresh coat of professional paint and a deep, meticulous detailing from top to bottom. Completely move-in ready, this home offers an incredible value proposition for buyers seeking premium finishes and unbeatable central convenience. BRAND NEW Luxury Vinyl Flooring throughout the condo! Stepping inside, the distinct advantage of a main-floor layout becomes immediately clear—offering effortless, STAIR FREE ACCESS and a seamless flow. The expansive open-concept layout is bathed in natural light through large windows, centering around a welcoming living room anchored by a cozy gas fireplace. The kitchen is designed for both daily functionality and evening hosting, showcasing solid granite countertops, a raised breakfast bar, STAINLESS STEEL APPLIANCES, and abundant cabinet storage. The primary suite is a true retreat, featuring a generous footprint and an excellent walk-in closet with direct access to the modern four-piece bathroom. Complete with convenient in-suite laundry, the property’s storage and parking assets are where it truly leaves the competition behind. While single stalls are the norm, this unit includes TWO SECURE HEATED UNDERGROUND TITLED PARKING STALLS. Additionally, it comes with a rare, fully enclosed TITLED STORAGE LOCKER featuring solid walls and a private, lockable door. Your living space extends outdoors to a private main-floor patio that looks out onto quiet green space, equipped with a gas line hookup for summer barbecuing. Tucked away in a quiet, boutique building with an outstanding management track record and pristine financial health, you are located just moments from Chinook Centre, transit, Macleod

Trail, and Glenmore Trail. Embrace an elevated lifestyle with total peace of mind.