

116, 790 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2339343



\$242,500

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		

Situated in the sought-after Aurora at Chinook complex, this immaculate main-floor residence offers a refined blend of executive style, low-maintenance living, and central accessibility. Thoughtfully upgraded with brand-new luxury vinyl plank flooring, fresh professional paint, and a comprehensive deep clean, the home presents a turnkey opportunity for discerning buyers and savvy investors alike. The home's main-level positioning provides effortless, stair-free access while maximizing natural light across an expansive open-concept footprint. At the center of the living area, a cozy gas fireplace creates an inviting focal point for relaxation. The kitchen is tailored for both effortless meal prep and seamless entertaining, featuring durable solid granite countertops, a raised breakfast bar, stainless steel appliances, and ample cabinetry. The primary suite serves as a quiet retreat, complete with a generous layout, a spacious walk-in closet, and direct cheater-door access to the full four-piece bathroom. In-suite laundry adds daily functionality, but the property's rare parking and storage assets truly set it apart. Departing from the standard single-stall allotment, this residence includes two secure, heated underground titled parking stalls alongside an exceptionally rare, fully enclosed titled storage locker featuring solid walls and a private lockable door. Outdoor living is centered around a private ground-floor patio equipped with a gas line hookup, overlooking a peaceful green space. Set within a boutique, well-managed building with strong financial reserves, the address offers quick access to Chinook Centre, LRT transit, Macleod Trail, and Glenmore Trail—delivering sophisticated urban living with absolute peace of mind.