

**209, 790 Kingsmere Crescent SW**  
**Calgary, Alberta**

**MLS # A2230393**



**\$269,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Kingsland  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit  |               |                   |
| <b>Size:</b>     | 728 sq.ft.   | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Covered, Enclosed, Guest, Heated Garage, Insulated, Off Street, Owned, Par |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 483 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None   |                   |        |

Welcome to Aurora at Chinook in the heart of Kingsland, close to everything, yet blissfully quiet. This stylish 727 sq. ft. one-bedroom, one-bath condo offers the best of both worlds: walkable access to Chinook Centre, transit, dining, and quick driving access to major roads, all while tucked away on a peaceful, tree-lined crescent. The open-concept layout includes a cozy gas fireplace, fresh paint, new light fixtures, and recently cleaned carpets. The kitchen features beautiful granite countertops, stainless steel appliances, and a raised breakfast bar, perfect for morning coffee or evening wine. Step out onto your private balcony with a garden view. The spacious bedroom has a great walk-in closet and direct access to a sleek four-piece ensuite. In-suite laundry adds everyday convenience. Additional highlights include titled underground heated parking, an oversized titled storage locker on the same level, visitor parking, and well-managed condo services. Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready home offers comfort, value, and a fantastic central location. Don't wait! Schedule your showing today before someone else falls in love with your future home.