



GRASSROOTS
REALTY GROUP

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116, 790 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2328249



\$250,000

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 in the market, having been recently elevated with a fresh coat of professional paint, a deep detailing from top to bottom, and brand new luxury vinyl plank flooring throughout. Fully move-in ready, this home offers an exceptional value proposition for discerning buyers seeking premium finishes paired with unbeatable central convenience. Stepping inside, the distinct advantage of the main-floor layout becomes immediately apparent, offering effortless, stair-free access and a seamless transition between spaces. 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 meticulously 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 serves as 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 truly set it apart from the competition. While single stalls are standard, this unit includes two secure, heated underground titled parking stalls. Additionally, it features a rare, fully enclosed titled storage locker constructed with solid walls and a private, lockable door for maximum security. The living space extends outdoors to a private main-floor patio that looks out onto a quiet green space, equipped with a gas line hookup perfect for summer barbecuing. Tucked away in a boutique building with an outstanding management track record and pristine financial health, the location places you just moments from Chinook Centre, transit,

Macleod Trail, and Glenmore Trail. This property represents a remarkable opportunity to embrace an elevated lifestyle with total peace of mind.