



THE
A-TEAM

**RE/MAX
FIRST**

790 KINGSMERE Crescent #215, Calgary T2V2G9

MLS® #: **A2179348**

Area: **Kingsland**

Listing Date: **11/14/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **817**
Low Sqft:
Ttl Sqft: **817**

DOM

37
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Hot Water**
Sewer:
Ext Feat: **Storage**

Construction: **Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 8`0"	Bedroom - Primary	Main	11`5" x 13`11"
Dining Room	Main	7`1" x 8`6"	Kitchen	Main	7`3" x 7`11"
Laundry	Main	5`4" x 8`7"	Living Room	Main	14`10" x 18`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$545

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0710542

Remarks

Pub Rmks: **Location, location. Very Spacious One Bedroom Condo in the popular Aurora at Chinook. This well maintained condo features a gally kitchen ceiling' height cabinets, granite countertops and stainless steel appliances. Recent appliances include newer dishwasher (2023), Fridge (2022), Microwave (2022), as well as a newer circuit board in the stove. The living room has a gas fireplace that provide a cozy feel. Along with patio doors to the large deck. The bedroom can comfortably fit a full bedroom suite with King size bed, has a walkthrough closet with a cheater door to the 4pc bath. The laundry room is a good size and offers in-suite storage. There is also a titled underground parking stall and a titled storage unit. Close to all amenities and located in the Heart of Kingsmere makes this unit a great find!**

Directions:

Inclusions: **Sectional Couch/ Bed and bed frame**

Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









