



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

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

**MLS # A2230393**



**\$264,900**

<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.