

787 Kingsmere Crescent SW
Calgary, Alberta

MLS # A2180613



\$350,000

Division:	Kingsland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 330
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in Kingsland! This two storey townhouse is perfect for your first home. You’ll love the convenient location, with easy access to major roads, transit, and in close proximity to Chinook Centre, and all the restaurants and shopping Mcleod Trail has to offer. Walking in, you’re greeted by the spacious living room and dining area, well lit by the large south facing windows. The main level also features a half bath and front and back mud rooms. The kitchen faces into your beautiful fenced in yard, and features plenty of counter space for food prep and a new dishwasher. Heading upstairs, the primary bedroom is large enough for your king sized bed, with a full walk-in closet. Two more bedrooms and a 4-piece bath round out the upper. The basement is fully finished, featuring a large flex room. The utility room has ample storage as well as a large storage area under the stairs. The furnace was replaced this year, and all concrete was resurfaced by the condo board. During winter, enjoy sleeping in and having your walkways cleared for you every snowfall, and lawns mowed for you all summer. Book your showing today!