

# \$350,000 - 787 Kingsmere Crescent Sw, Calgary

MLS® #A2180613

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.00 Acres

Kingsland, Calgary, Alberta

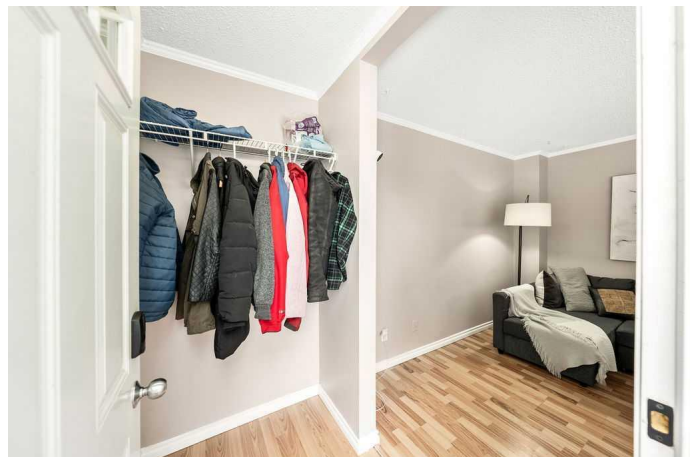
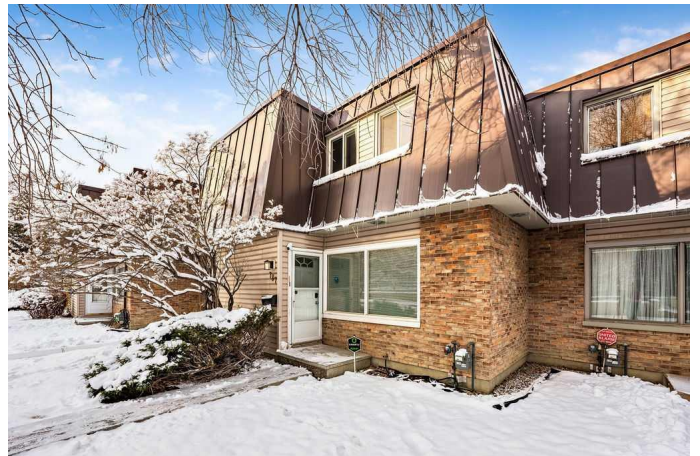
Welcome to your new home in Kingsland! This two storey townhouse is perfect for your first home. You'll love the convenient location, with easy access to major roads, transit, and in close proximity to Chinook Centre, and all the restaurants and shopping Mcleod Trail has to offer. Walking in, you're 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!

Built in 1970

## Essential Information

MLS® # A2180613

Price \$350,000



|                |               |
|----------------|---------------|
| Sold Price     | \$345,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,128         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 787 Kingsmere Crescent Sw |
| Subdivision | Kingsland                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 2H9                   |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Courtyard, Private Entrance, Private Yard  |
| Lot Description   | Back Yard, Lawn, Low Maintenance Landscape |
| Roof              | Metal                                      |

|              |                        |
|--------------|------------------------|
| Construction | Aluminum Siding, Brick |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 21st, 2024 |
| Date Sold      | December 5th, 2024  |
| Days on Market | 14                  |
| Zoning         | M-C1 d75            |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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