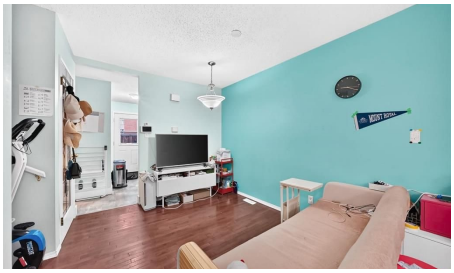
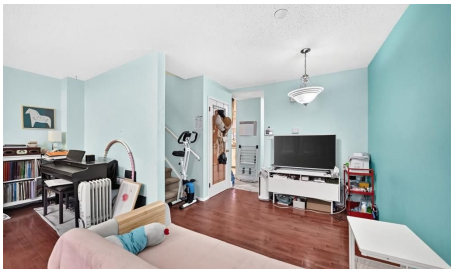
783 Kingsmere Crescent SW

Calgary | Active | MLS® A2359121

$340,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1970**	**1,125 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Nestled within the vibrant community of Kingsland, this charming two-storey townhouse invites you to experience comfortable living with exceptional value. Three bedrooms up and a finished rec room down provide ample room for rest and relaxation. Extra storage and laundry down. Fenced in, private backyard, ideal and safe for your pet to also enjoy. With one dedicated parking stall included, this townhouse also benefits from exceptionally low condo fees and well run, self managed condo board makes it a truly appealing option for those seeking affordability without sacrificing quality. Excellent, long term tenant would like to stay on with a new owner. Situated near parks, playgrounds, schools, shopping, Chinook Centre and transit. This Kingsland residence offers a superb location for both families and individuals alike. Call today for a showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359121
Bedrooms	3
Bathrooms	2
Year Built	1970
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,125 sq. ft.
Main Level Finished Area:	562.7 sq. ft.
Upper Level Finished Area:	562.3 sq. ft.
Below Grade Finished Area:	280.6 sq. ft.

Condo Fee:	$350.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Residential Manager, Snow Removal
Front Exposure:	East
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9110644
Heating:	High Efficiency, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Metal Siding
Structure Type:	Five Plus
Roof:	Membrane, Rubber
Ensuite:	No
Flooring:	Carpet, Hardwood, Laminate, Vinyl

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Kingsland Gardens
Community:	Kingsland
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 17'11" × 10'10" ·
Main Floor	Dining Room · 8'10" × 6'9" ·
Main Floor	Kitchen · 10'2" × 10'1" ·
Upper Level	Bedroom - Primary · 12'6" × 10'2" ·
Upper Level	Bedroom · 10'10" × 9'8" ·
Upper Level	Bedroom · 10'11" × 7'10" ·
Basement	Game Room · 17' × 10'4" ·
Basement	Laundry · 17'10" × 13'10" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Enclosed, Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/783-kingsmere-crescent-sw-calgary-a2359121/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.