

# \$514,900 - 175 Kincora Heath Nw, Calgary

MLS® #A2186682

**\$514,900**

2 Bedroom, 3.00 Bathroom, 1,442 sqft

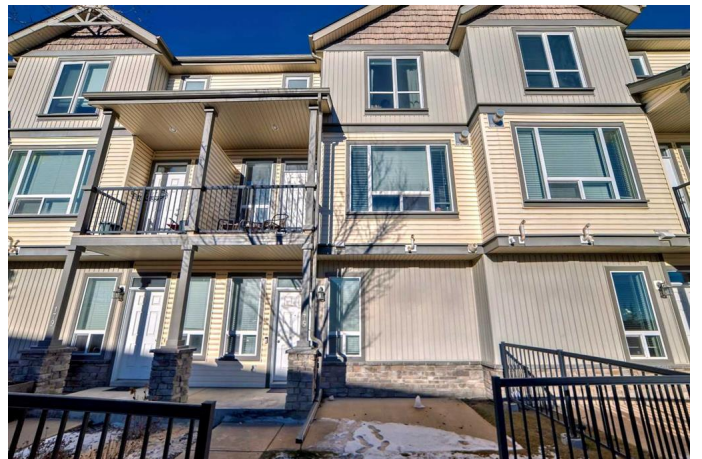
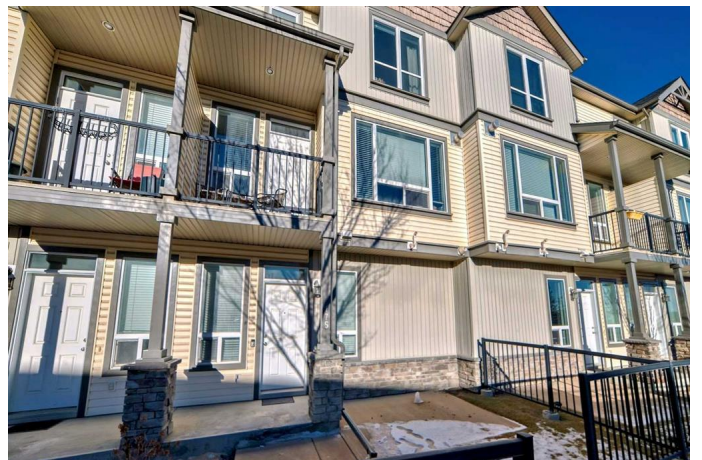
Residential on 0.02 Acres

Kincora, Calgary, Alberta

Check out this lovely 2-bedroom townhouse in the highly sought-after Kincora community! With its open-concept kitchen, dining, and living areas, this home is designed for modern living, perfect for both relaxing and entertaining. Youâ€™ll love the stylish kitchen with its sleek finishes, while the living area is ideal for cozy evenings or hosting friends and family. Just next to the living area, you'll find a balcony, perfect for unwinding after a busy day. This home also features an attached garage, providing ample parking and additional storage. Sallamie Park is just a short drive away, offering easy access to beautiful walking trails and scenic spots where you can fully enjoy the outdoors. The location of this home provides easy access to major roadways like Beddington Trail and Stoney Trail, making commuting a breeze. Youâ€™re also within close proximity to the Creekside Shopping Centre for all your retail and dining needs. Public transit options like bus stops are just around the corner, ensuring easy access to the rest of the city. Whether you're looking for a peaceful retreat or a home that's close to everything, this townhouse has it all! Come see it today and make it your perfect new home! \*\*OPEN HOUSE on February 2 (Sunday) from 2:00-4:00pm, you're welcome to drop-by to view this beautiful home\*

Built in 2008

## Essential Information



MLS® #	A2186682
Price	\$514,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	175 Kincora Heath Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G6

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Tankless Hot Water, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 10th, 2025
Days on Market	63
Zoning	M-1 d75
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.