

\$509,900 - 23 Kincora Heath Nw, Calgary

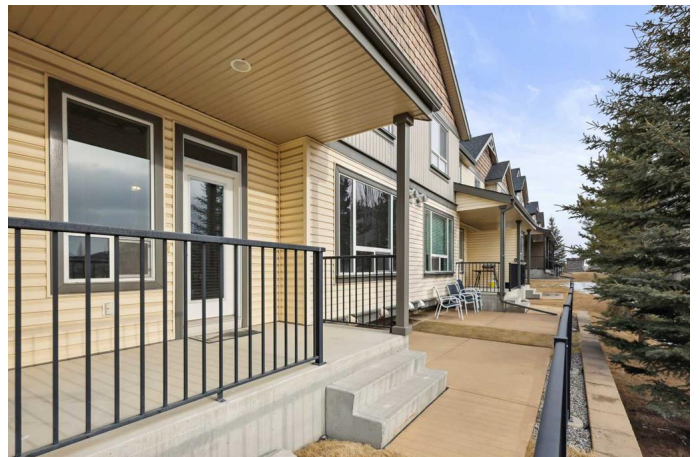
MLS® #A2199546

\$509,900

3 Bedroom, 3.00 Bathroom, 1,496 sqft
Residential on 0.03 Acres

Kincora, Calgary, Alberta

Nestled in the heart of Kincora, this beautifully maintained 2-storey townhouse offers the perfect blend of comfort, style, and convenience. Featuring a double attached garage, three spacious bedrooms, and 2.5 bathrooms, this home has been thoughtfully updated to enhance both function and design. Step inside to a bright and open-concept main floor, where rich hardwood floors flow seamlessly through the living and dining areas. The modern kitchen is a chef's dream, boasting newer stainless steel appliances (2023), a large kitchen island, and a walk-in pantry with custom shelving—perfect for both everyday living and entertaining. Freshly painted throughout, this home exudes warmth and charm. Off the living area, patio doors lead to a southwest-facing outdoor space offering stunning ravine views—an idyllic spot for morning coffee or evening relaxation. An additional private balcony and a convenient 2-piece powder room complete the main level. Upstairs, the spacious primary bedroom features a walk-in closet with added shelving and a 4-piece ensuite for ultimate comfort. Two additional bedrooms and a second 4-piece bathroom provide flexibility for a growing family, guests, or a dedicated home office. The second floor is completed with an upper level laundry area providing added convenience. The double attached garage offers ample storage, while the mechanical room boasts a newer hot water tank and a well-maintained furnace, ensuring efficiency



and peace of mind. Situated in a vibrant community, this move-in-ready home is just moments from parks, shopping, and major roadways, making everyday living effortless. Don't miss your chance to own this stunning townhome!

Built in 2008

Essential Information

MLS® #	A2199546
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	23 Kincora Heath Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Few Trees, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	7
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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