

171 Kincora Heath NW
Calgary, Alberta

MLS # A2162708



\$496,000

Division:	Kincora		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,418 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Walk-In Closet(s)		

Inclusions: none

Open House Thursday September 18th 3-8PM and Friday September 19th 10-3PM

Welcome to this beautifully maintained townhouse in the peaceful and sought-after community of Kincora. This inviting home offers a SOUTH FACING PATIO plus TWO SPACIOUS BALCONIES for enjoying the scenic views, and the HUGE PRIVATE SOUTH WINDOWS ensures plenty of natural sunlight throughout the winter months. The open-concept layout creates a bright, airy space, ideal for modern living. The kitchen, dining, and living areas flow seamlessly, providing a perfect setting for both relaxing and entertaining. With its QUIET LOCATION, you'll enjoy the tranquility of suburban living while being just moments away from convenient shopping and dining options. Commuting from your DOUBLE CAR GARAGE is a breeze with EASY ACCESS TO STONEY TRAIL AND DEERFOOT, ensuring you're well-connected to the rest of the city. LOW CONDO FEES and a well-cared-for environment make this home a stress-free investment. Plus, **PETS ARE WELCOME**—bring along your furry friends (up to 1 cat and 1 dog, or 2 cats)! Kincora is known for its abundant walking and cycling paths, making it ideal for outdoor enthusiasts. This townhouse offers ultimate privacy while keeping you close to the natural beauty the area has to offer. Don't miss your chance to own this delightful home in a highly desirable community!