

# \$465,000 - 178 Kincora Heath Nw, Calgary

MLS® #A2190629

**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.03 Acres

Kincora, Calgary, Alberta

Ready to welcome a brand new family is this lovely townhome in the popular EDENMORE condo project in Kincora—in this prime location just minutes to neighbourhood playing fields, bus stops & shopping. Available for quick possession, this terrific two storey home offer 3 bedrooms & 2.5 bathrooms, upgraded laminate floors & attached 2 car garage. Smashing open concept main floor complemented by big windows & 9ft ceilings, great-sized living room with fireplace, spacious dining room area & maple kitchen with black appliances. Total of 3 bedrooms & 2 baths on the upper level, highlighted by the large primary bedroom with walk-in closet & its own ensuite. Access to your newly repainted 2 car garage is in the lower level, along with plenty of extra space for storage. Main floor laundry with stacking Maytag washer & dryer. Super outdoor living space on the balcony—accessed from the kitchen, & the front patio which is the perfect spot for enjoying the fresh open air, entertaining or visiting with your neighbours. Pet-friendly complex (with board approval) & the condo fees include grass cutting & snow removal. Only a few short minutes to shopping (Creekside, Sage Hill Crossing & Beacon Hill), & with its quick easy access to Stoney & Deerfoot Trails, this is an opportunity you won't want to miss!

Built in 2008



## Essential Information

MLS® #	A2190629
Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	178 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, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile

# of Stories	2
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 2nd, 2025
Days on Market	167
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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