# \$494,900 - 175 Kincora Heath Nw, Calgary

MLS® #A2217623

#### \$494,900

2 Bedroom, 3.00 Bathroom, 1,442 sqft Residential on 0.02 Acres

Kincora, Calgary, Alberta

Come visit this OPEN CONCEPT townhouse with 2 oversized master bedrooms, each with a separate walk-in closet & ensuite. Main floor features a large kitchen, including an island with a breakfast bar, black appliances & maple cabinets. Upgraded Silgranit kitchen sink, tile backsplash & under-cabinet lighting added. 9' knock-down ceilings create an amazing spacious vibe. Rich dark espresso hardwood floors on main level, with stylish 12×24 ceramic tile in bathrooms, pantry & entranceway. The main floor Laundry & powder room are convenient. Stay warm & cozy while watching a wall-mounted TV above the gas fireplace. Enjoy TWO balconies (with natural gas BBQ hook-up) and a private patio area. Park in your insulated Double-Attached garage with plenty of in-unit storage. High efficiency furnace & tankless water heater. Carbon Monoxide Detectors. FANTASTIC location just off of Stoney Trail, close to many amenities including Creekside (Shoppers, Starbucks, Co-op), Sage Hill Shopping Complex (T&T, Walmart, RBC, Scotiabank & others) and Beacon Hill (Costco), coffee shops, restaurants, public transportation, parks, community path system. A MUST SEE contemporary townhome in the quiet, highly desirable, well-maintained Edenmore complex of Kincora. And, pet friendly!



Built in 2008

#### **Essential Information**

MLS® # A2217623 Price \$494,900

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 2 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 High Ceilings, No Smoking Home, Ceiling Fan(s), Laminate Counters,

Tankless Hot Water, Walk-In Closet(s)

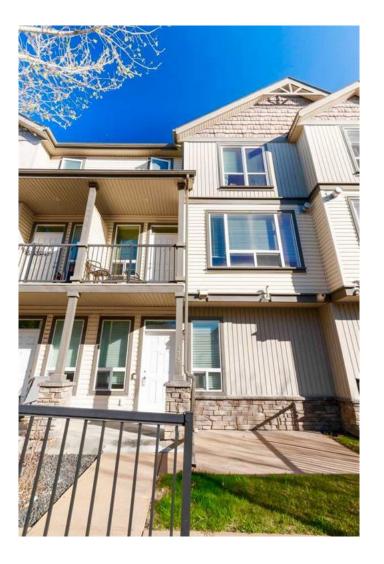
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings, Microwave Hood Fan

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 Vinyl Siding, Stone, Wood Fr

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 4th, 2025

Days on Market 120

Zoning M-1

HOA Fees 105

HOA Fees Freq. ANN

## **Listing Details**

Listing Office First Place Realty



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