

\$479,999 - 47 Kinlea Common Nw, Calgary

MLS® #A2112041

\$479,999

2 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Welcome to a stunning and meticulously maintained 3 Storey townhouse nestled within the serene community of Nolan Hills NW. This modern gem offers the perfect blend of stylish design and functional living spaces. With 2 bedrooms, a den, 2 full baths, 1 half bath, and a double tandem garage, this residence is a prime example of comfortable urban living. Upon entering, you're greeted by an inviting foyer that leads upstairs to the heart of the home. The main level boasts an open-concept layout that seamlessly integrates the living, dining, and kitchen areas. Natural light pours in through large windows, highlighting the beautiful finishes and creating a warm ambiance. The chef-inspired kitchen is a true delight, featuring granite countertops, sleek stainless-steel appliances, ample cabinetry, and a convenient breakfast bar – an ideal spot for casual meals or entertaining friends. The deck with plenty of room for guest complete this floor. Ascend the modern staircase to the upper level, where you'll find two spacious bedrooms, a large den/office/gym room, laundry and two full bathrooms. The master bedroom is a tranquil retreat, complete with an ensuite bath featuring an over-sized shower and contemporary fixtures. The second bedroom is equally spacious and offers easy access to the main full bath. A standout feature of this property is the double tandem garage, providing ample space for a two-car parking and additional storage. With a neutral color



palette, high-quality finishes, and modern conveniences, this townhouse is move-in ready and allows you to start enjoying the Northwest lifestyle immediately. 47 Kinlea Common NW presents a rare opportunity to own a contemporary townhouse located on a quiet street and just a short walk to parks, transit, and shopping centers such as Creekside strip mall and Sage Hill Crossing. With 2 bedrooms, a den that can also serve as a bedroom, 2 full baths, 1 half bath, and a double tandem garage, this home offers a comfortable and stylish retreat in the heart of Walden. Don't miss your chance to experience this unique property. Call today!!!

Built in 2013

Essential Information

MLS® #	A2112041
Price	\$479,999
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	47 Kinlea Common Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta



Postal Code T3R0C3

Amenities

Amenities Other
Parking Spaces 3
Parking Driveway, Single Garage Attached, Tandem

Interior

Interior Features Granite Counters, Pantry, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling Other
Basement None

Exterior

Exterior Features Balcony, Private Entrance
Lot Description Landscaped, Private, See Remarks
Roof Asphalt Shingle
Construction Mixed, Other
Foundation Slab

Additional Information

Date Listed March 4th, 2024
Date Sold March 21st, 2024
Days on Market 16
Zoning M-1 d131
HOA Fees 0.00

Listing Details

Listing Office TREC The Real Estate Company

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