

\$479,900 - 39 Kinlea Way Nw, Calgary

MLS® #A2143510

\$479,900

3 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.05 Acres

Kincora, Calgary, Alberta

****Fresh Paint, New Carpet, 3 BED 2.5 Bath,
Double Car Garage****

Embrace the vibrant lifestyle of Kincora, NW Calgary in this stunning end-unit townhouse! This meticulously maintained 3-bedroom, 2.5-bathroom gem offers the perfect blend of comfort and convenience. An open concept design is bathed in natural light from oversized windows, with a living room that seamlessly flows onto a west-facing rear deck – ideal for summer BBQs. The gourmet kitchen boasts a breakfast bar and premium stainless steel appliances. Sliding doors lead out to a front balcony with a peaceful northeast exposure, perfect for your morning coffees. The main floor is completed with a 2-piece powder room. Ascend the stairs to discover a luxurious master suite complete with a 3-piece ensuite and a walk-in closet. Two additional generously sized bedrooms, a full bathroom, and a laundry complete the upper level. The fresh paint coat and newly installed carpet throughout the upper level is a cherry on top. Parking is a breeze with a double tandem attached garage, a driveway, and 2 visitor parking spots right next to the unit. This location is unbeatable -3 mins to Walmart, minutes from the majestic mountains, the shops and services of Creekside and Sage Crossing, local parks, schools, and with easy access of less than 5 minutes to Stoney Trail for effortless commutes. Don't miss out - book



your viewing today to experience this havenÂ firsthand!

Built in 2013

Essential Information

MLS® #	A2143510
Price	\$479,900
Sold Price	\$492,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	39 Kinlea Way Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S2

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 10th, 2024
Days on Market	19
Zoning	M-1 d131
HOA Fees	0.00

Listing Details

Listing Office	Executive Real Estate Services
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