

\$460,000 - 171 Kincora Heath Nw, Calgary

MLS® #A2162708

\$460,000

3 Bedroom, 3.00 Bathroom, 1,418 sqft
Residential on 0.02 Acres

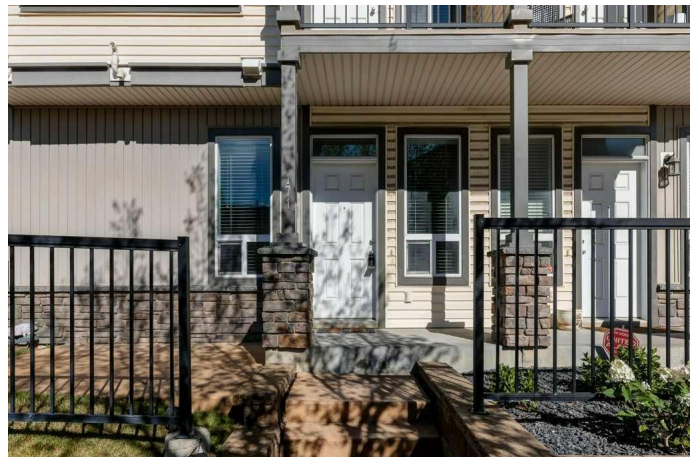
Kincora, Calgary, Alberta

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**â€”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!

Built in 2008

Essential Information

MLS® #	A2162708
Price	\$460,000
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	171 Kincora Heath Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3r 0g6

Amenities

Amenities	Parking, Trash
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 3rd, 2024
Days on Market	29
Zoning	M-1 d75
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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