

**26 Kinlea Common NW**  
**Calgary, Alberta**

**MLS # A2181114**



**\$440,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus          |               |                   |
| <b>Style:</b>    | 3 Storey                       |               |                   |
| <b>Size:</b>     | 1,321 sq.ft.                   | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                      |               |                   |
| <b>Lot Feat:</b> | Interior Lot                   |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 420 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Smoking Home, Open Floorplan, Stone Counters |                   |        |

**Inclusions:** N/A

Welcome to this move-in ready townhouse in Kincora offering the perfect blend of comfort, convenience, and style. This home features tons of upgrades, 2 spacious bedrooms, a versatile den, 2.5 bathrooms, and a double tandem garage! The main level has a bright open floor plan with gorgeous engineered hardwood floors and 9ft ceilings throughout. Included on this level is a beautifully designed kitchen with granite countertops, plentiful cabinet space, and stainless steel appliances. This east facing deck leads out to views of the courtyard perfect for your morning coffees. Upstairs, you will find two generous bedrooms, 2 full bathrooms as well as a flexible den that can serve as a home office, extra bedroom, nursery, or playroom. This level also includes a conveniently located laundry closet. The double tandem car garage also has some versatility as well. You can either park 2 cars or park 1 car and create a workshop or add in additional storage in the back as there is a large window and a door leading out to the sizable patio space! In terms of location, you can't get any better than this! With walking distance to T&T, Walmart, restaurants, and just minutes from shopping centers, parks, and pathways, you'll have everything you need right at your doorstep. Quick access to Simons Valley Parkway, Shaganappi, and Stoney Trail ensures easy commuting. Whether you're seeking a great investment opportunity or a low-maintenance lifestyle, this property checks all the right boxes!