

15 Kincora Heath NW
Calgary, Alberta

MLS # A2206488



\$499,888

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters		

Inclusions: None

***OPEN HOUSE, Saturday, April 5, 1:00pm-4:00pm. ***OVERLOOKING GREENSPACE! This meticulously maintained END-unit townhome is the one you've been waiting for! Offering 1,498.86 sq. ft. of fully developed living space, this home features 2 master bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED garage with huge storage space. Located on a friendly street in Kincora, just steps from scenic walking paths and transit, this home is in mint condition with countless upgrades, including hardwood floors, extended granite countertops, stainless steel appliances, central vacuum, a natural gas fireplace, and top-floor laundry. The bright, open floor plan is bathed in natural light, with a spacious living room centered around a cozy fireplace—perfect for making memories. The kitchen is ideal for entertaining, featuring upgraded appliances, ample storage, a large walk-in pantry, and an extended granite island. BONUS FEATURES: A west-facing backyard with a covered rear deck and an additional concrete patio, overlooking beautiful greenspace. An east-facing front balcony offers the perfect spot for morning coffee. A great community to raise your family with friendly neighbours, close to shopping, walking paths, and other amenities. Easy access to major roads. This outstanding home will have you at “Hello!” —&Welcome Home! VIRTUAL TOUR AVAILABLE