



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 KINLEA Common, Calgary T3R 0S2**

MLS®#: **A2159573**      Area: **Kincora**      Listing **08/22/24**      List Price: **\$459,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$16k, 16-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **1,065 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,261**  
 Low Sqft:  
 Ttl Sqft: **1,261**

DOM  
**28**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking  
 Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Backs on to Park/Green Space, Street Lighting, Paved, Private, See Remarks**  
 Park Feat: **Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding, Concrete**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, Lighting, Storage**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 11`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`5" x 11`0"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>		<b>4pc Ensuite bath</b>	<b>Third</b>	
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`6" x 10`11"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`9" x 11`3"</b>
<b>Walk-In Closet</b>	<b>Third</b>		<b>Walk-In Closet</b>	<b>Third</b>	
<b>Furnace/Utility Room</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$402**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d131**

Legal Desc: **1312797**

Remarks

Pub Rmks: **The key to a great investment property is location, and this townhouse has it, and so much more! Tucked away in a quiet, secluded complex, it backs onto a private courtyard, providing a tranquil, living environment. The main level outdoor patio is finished with exposed aggregate concrete, offering easy, maintenance-free living. Situated just minutes from multiple shopping centers, parks, and pathways, with quick access to Simons Valley Parkway and Stony Trail, this home ensures convenient commutes. This property checks all the right boxes, featuring a spacious open living area and two generous primary suites. The roomy double tandem garage also offers additional storage space, and combined with the driveway, this unit can accommodate parking for up to three cars. Whether you're seeking a prime investment opportunity or a hassle-free condo lifestyle, this townhouse has it all and is move-in ready!**

Inclusions:  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









