



THE
A-TEAM

**RE/MAX
FIRST**

171 KINCORA Heath, Calgary t3r 0g6

MLS®#: **A2162708** Area: **Kincora** Listing **09/04/24** List Price: **\$496,000**
 Status: **Active** County: **Calgary** Date: Change: **+\$1,000, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2008** Abv Sqft: **1,418**
Lot Information Low Sqft:
 Lot Sz Ar: **1,063 sqft** Ttl Sqft: **1,418**
 Lot Shape:

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,Kitchen Island,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7' 0" x 13' 10"	Furnace/Utility Room	Main	6' 0" x 7' 1"
2pc Bathroom	Second	4' 11" x 5' 11"	Balcony	Second	5' 1" x 7' 11"
Kitchen	Second	13' 10" x 10' 0"	Balcony	Second	10' 2" x 4' 9"
Living Room	Second	16' 5" x 19' 0"	4pc Bathroom	Third	8' 3" x 4' 11"
4pc Ensuite bath	Third	7' 11" x 4' 11"	Bedroom	Third	10' 5" x 11' 4"
Bedroom	Third	9' 4" x 10' 6"	Bedroom - Primary	Third	11' 9" x 13' 9"

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0815402**

Remarks

Pub Rmks: *****Open House Thursday September 18th 3-8PM and Friday September 19th 10-3PM*** 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****—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!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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









