

171 KINCORA Heath, Calgary t3r 0g6

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



<u>neral Informatio</u> p Type:	Residential			<u>DOM</u> 14	
туре:	Row/Townhouse			<u>Layout</u>	
//Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3)
r Built:	2008	Abv Sqft:	1,418	Baths:	2.5 (2 1)
Information		Low Sqft:		Style:	3 Storey
Sz Ar:	1,063 sqft	Ttl Sqft:	1,418		
Shape:				Parking	
					_
				Ttl Park:	2
				Garage Sz:	2
ess:					
Feat:	Rectangular Lot				
k Feat:	Double Garage	Attached			

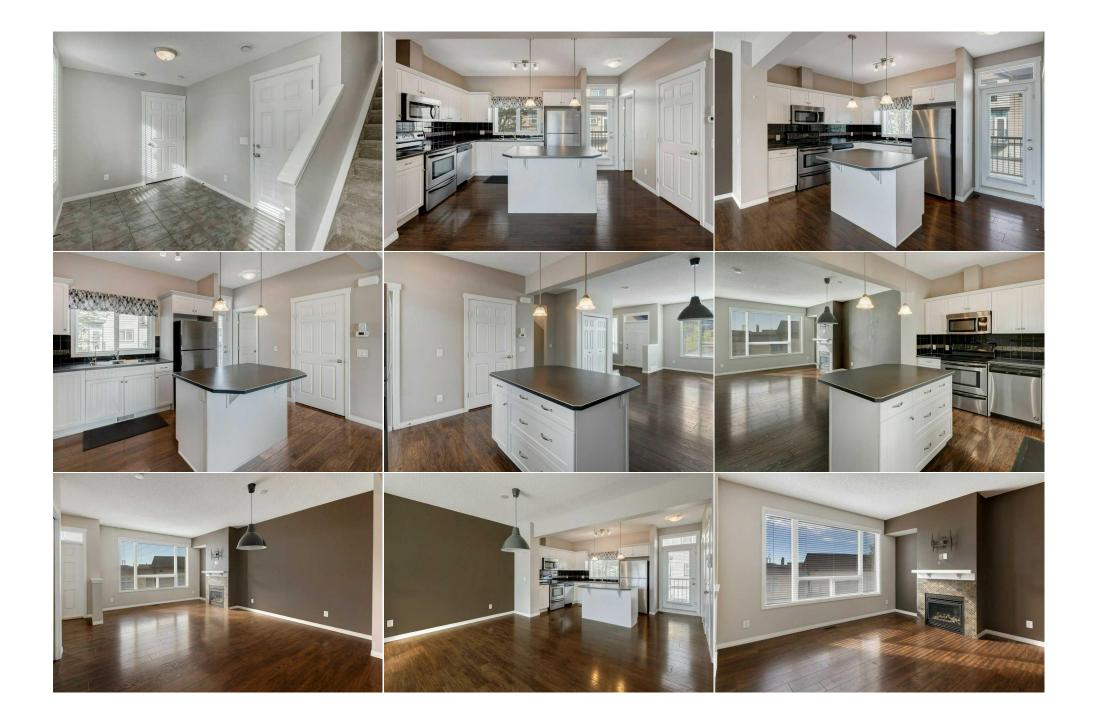
Utilities and Features

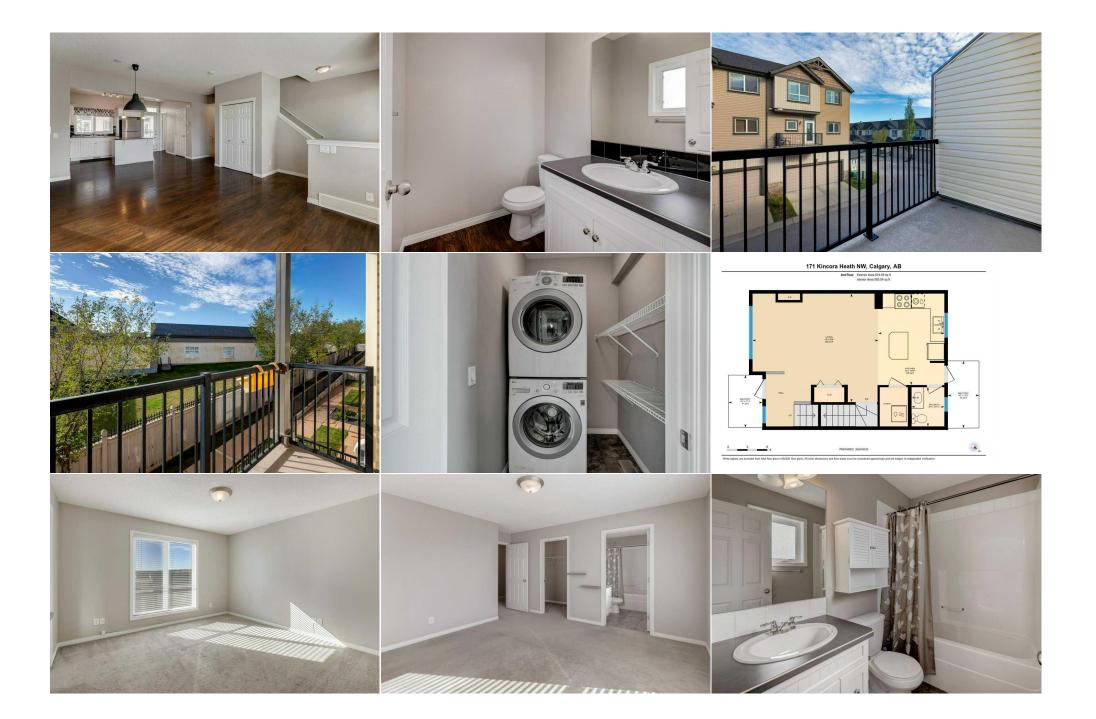
Roof: Heating:	Asphalt Shing Central,Natura			Construction: Wood Frame	Wood Frame				
Sewer: Ext Feat:				Flooring: Carpet,Laminate	Flooring: Carpet Laminate				
Extreation	Buicony			Water Source:	•				
				Fnd/Bsmt:					
		Poured Concrete							
Kitchen Appl: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wa Int Feat: Chandelier,Kitchen Island,Walk-In Closet(s) Utilities: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wa				5					
Room Information									
<u>Room</u>		Level	Dimensions	Room	Level	Dimensions			
Foyer		Main	7`0" x 13`10"	Furnace/Utility Room	Main	6`0" x 7`1"			
2pc Bathroom	1	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 ba	ath	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: Inclusions: Property Listed By:	sought-after community of Kin PRIVATE SOUTH WINDOWS ens living. The kitchen, dining, and the tranquility of suburban livi breeze with EASY ACCESS TO S environment make this home a known for its abundant walking	ncora. This inviting home offers a SOUTH sures plenty of natural sunlight througho d living areas flow seamlessly, providing ing while being just moments away from STONEY TRAIL AND DEERFOOT, ensuring a stress-free investment. Plus, **PETS AR Ing and cycling paths, making it ideal for o	r 19th 10-3PM*** Welcome to this beautifully maintained to FACING PATIO plus TWO SPACIOUS BALCONIES for enjoyin but the winter months. The open-concept layout creates a a perfect setting for both relaxing and entertaining. With convenient shopping and dining options. Commuting from you're well-connected to the rest of the city. LOW CONDO RE WELCOME**—bring along your furry friends (up to 1 cat butdoor enthusiasts. This townhouse offers ultimate priva is delightful home in a highly desirable community!	ng the scenic views, and the HUGE bright, airy space, ideal for modern its QUIET LOCATION, you'll enjoy m your DOUBLE CAR GARAGE is a D FEES and a well-cared-for t and 1 dog, or 2 cats)! Kincora is

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











1

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