



THE
A-TEAM

**RE/MAX
FIRST**

26 KINLEA Common, Calgary T3R 0S2

MLS®#: **A2181114**

Area: **Kincora**

Listing Date: **11/29/24**

List Price: **\$440,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **925 sqft**
Lot Shape:

Access:

Lot Feat: **Interior Lot**
Park Feat: **Double Garage Attached,Tandem**

DOM

22
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 11`6"
Living Room	Main	15`6" x 12`9"
Bedroom - Primary	Upper	10`1" x 13`9"
3pc Ensuite bath	Upper	
Den	Upper	7`11" x 9`3"

Room	Level	Dimensions
Dining Room	Main	12`1" x 12`0"
2pc Bathroom	Main	
Bedroom	Upper	11`7" x 9`11"
4pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:
\$420

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1312797**

Remarks

Pub Rmks: **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 windows and a door leading out to the sizable patio space! In terms of location, you cant 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!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











