



THE
A-TEAM

**RE/MAX
FIRST**

175 KINCORA Heath, Calgary T3R 0G6

MLS®#: **A2186682** Area: **Kincora** Listing **01/10/25** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2008** Abv Sqft: **1,441**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,064 sqft** Ttl Sqft: **1,441**
 Lot Shape:

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 13`11"	Dining Room	Main	11`9" x 13`9"
Kitchen With Eating Area	Main	10`10" x 13`10"	Laundry	Main	4`3" x 6`0"
2pc Bathroom	Main	4`11" x 6`0"	Balcony	Main	4`7" x 9`10"
Balcony	Main	4`3" x 7`8"	Bedroom	Second	11`9" x 11`10"
Walk-In Closet	Second	6`11" x 4`3"	4pc Ensuite bath	Second	4`11" x 7`10"
Bedroom - Primary	Second	11`5" x 20`2"	Walk-In Closet	Second	5`8" x 7`9"
4pc Ensuite bath	Second	4`11" x 8`5"	Entrance	Lower	7`0" x 11`7"

Furnace/Utility Room

Lower

7' 0" x 8' 4"

Legal/Tax/Financial

Condo Fee:
\$314

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

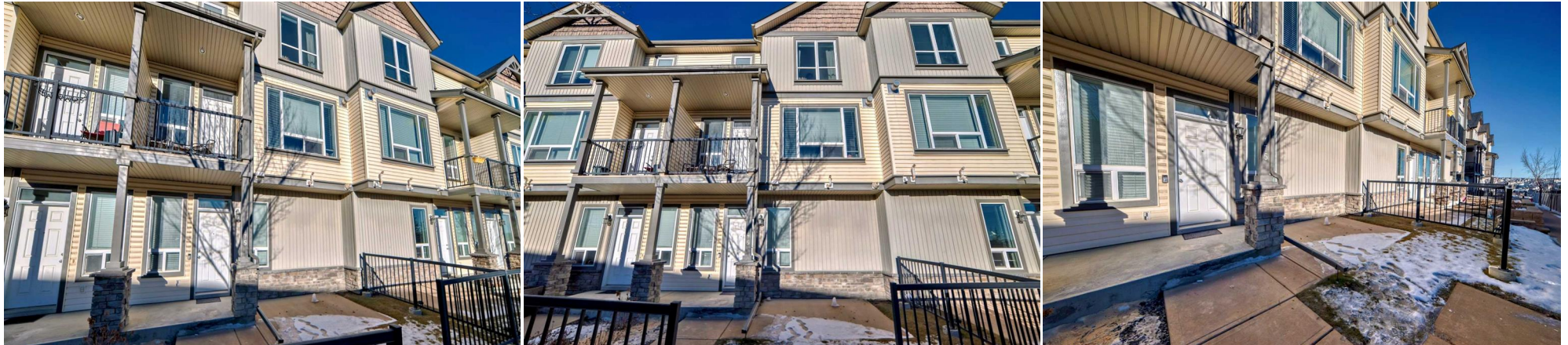
Legal Desc: **0815402**

Remarks

Pub Rmks: **Check out this lovely 2-bedroom townhouse in the highly sought-after Kincora community! With its open-concept kitchen, dining, and living areas, this home is designed for modern living, perfect for both relaxing and entertaining. You'll love the stylish kitchen with its sleek finishes, while the living area is ideal for cozy evenings or hosting friends and family. Just next to the living area, you'll find a balcony, perfect for unwinding after a busy day. This home also features an attached garage, providing ample parking and additional storage. Sallamie Park is just a short drive away, offering easy access to beautiful walking trails and scenic spots where you can fully enjoy the outdoors. The location of this home provides easy access to major roadways like Beddington Trail and Stoney Trail, making commuting a breeze. You're also within close proximity to the Creekside Shopping Centre for all your retail and dining needs. Public transit options like bus stops are just around the corner, ensuring easy access to the rest of the city. Whether you're looking for a peaceful retreat or a home that's close to everything, this townhouse has it all! Come see it today and make it your perfect new home!**

Inclusions:
Property Listed By: **Shelving in the garage, Mounted TV in the living room
First Place Realty**

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











Disclaimer: This document is for informational purposes only. It is not intended to be used as a contract or to create a legal obligation. The information is provided for your reference only. The actual dimensions and layout may vary from the information provided. Please contact the listing agent for more information.

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