



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 KINCORA Lane, Calgary T3R 0G7**

MLS® #: **A2188254**

Area: **Kincora**

Listing Date: **01/17/25**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **1,152 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,265**  
Low Sqft:  
Ttl Sqft: **1,265**

DOM

**4**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Rain Gutters**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Linoleum, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`11"	Balcony	Main	9`11" x 4`7"
Dining Room	Main	16`4" x 5`3"	Foyer	Main	7`7" x 6`9"
Kitchen	Main	13`10" x 9`4"	Living Room	Main	13`9" x 14`6"
4pc Bathroom	Second	8`2" x 4`10"	4pc Ensuite bath	Second	7`10" x 4`10"
Bedroom	Second	10`3" x 11`6"	Bedroom	Second	9`3" x 10`7"
Bedroom - Primary	Second	11`9" x 13`11"	Furnace/Utility Room	Basement	11`9" x 6`5"

Legal/Tax/Financial

Condo Fee: <b>\$308</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-1</b>
Legal Desc:	<b>0815402</b>	

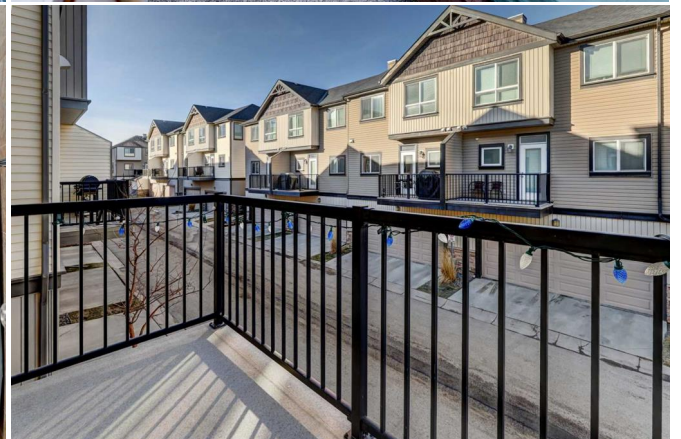
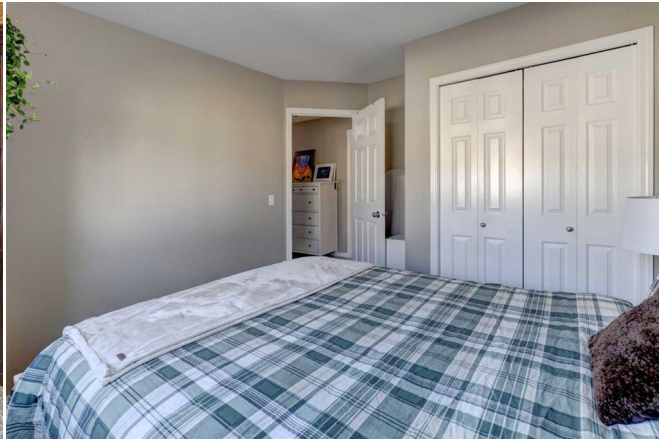
Remarks

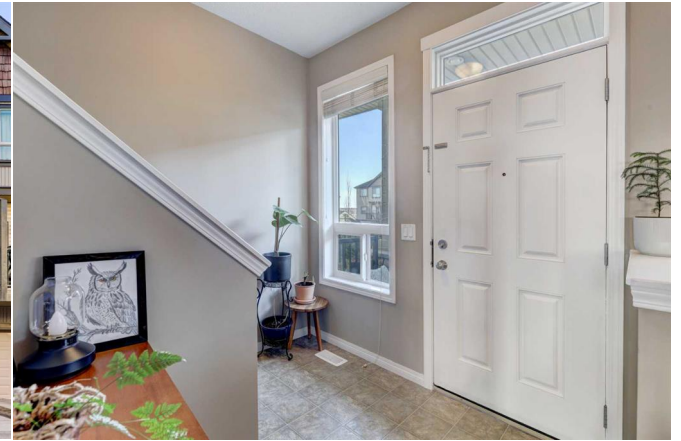
Pub Rmks: **Welcome to the fabulous community of Kincora! This 2 storey townhome has it all with 3 bedrooms, 2.5 bathrooms, a double garage, low monthly fees and a location that can't be beat! Approaching the front door you are welcomed by a lovely south-facing patio that's perfect for a green thumb or relaxing in the sunshine. Stepping inside you are greeted with a bright and airy open-concept layout that features modern colours and finishing. The living room is truly a lovely space with windows let in plenty of natural light, a gas fireplace accented with updated surround, and a multi-purpose alcove that's perfect for a desk or cabinetry. The dining area has a trendy new light fixture that can be repositioned, plenty of space to seat six, and adjacent island counter seating. The kitchen has been beautifully modernized by adding an island with tons of storage, new countertops, new flooring and stainless appliances. The balcony is accessed off the kitchen offering convenience for those BBQ's you'll be hosting! Completing the main floor is a two-piece powder room and laundry room with stacked washer/dryer and storage space. The second level is a fabulous layout; the primary bedroom is tucked away by itself at the north end of the home for optimal privacy and is complete with a 4-piece ensuite and walk-in closet. Finishing off the second level are two more bedrooms (on the south side) and a 4 piece bathroom. The double garage will keep your vehicles out of the elements, affords storage for outdoor gear, and enters into a mud room with brand new storage cupboard and seating. Kincora is a family-friendly neighborhood with a strong sense of community and all amenities (groceries, banking, restaurants etc.) are a mere 3 minute drive away at Creekside Shopping Centre. BONUSES: Hot water tank 2023, furnace regularly serviced and cleaned, new toilets and shower heads in 2nd level bathrooms. Garage door opener remote x 1, basement mud room storage cupboard**

Inclusions:  
Property Listed By: **Century 21 Bamber Realty LTD.**

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







231 Kincora Ln NW, Calgary, AB

Main Floor Exterior Area 622.07 sq ft  
Interior Area 505.48 sq ft



0 3 6 ft PREPARED: 2025/01/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

231 Kincora Ln NW, Calgary, AB

2nd Floor Exterior Area 583.21 sq ft  
Interior Area 580.03 sq ft

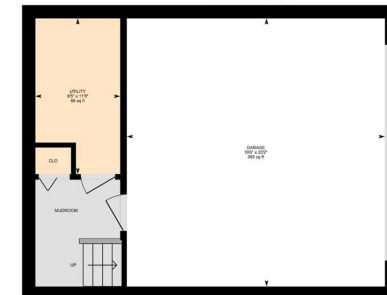


0 3 6 ft PREPARED: 2025/01/16

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231 Kincora Ln NW, Calgary, AB

Basement (Below Grade) Exterior Area 179.26 sq ft  
Interior Area 129.26 sq ft  
Excluded Area 494.29 sq ft



0 2 4 ft PREPARED: 2025/01/16

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