



THE
A-TEAM

**RE/MAX
FIRST**

28 KINLEA Common, Calgary T3R 0S2

MLS® #: **A2202693**

Area: **Kincora**

Listing Date: **03/14/25**

List Price: **\$450,000**

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:

Finished Floor Area

Abv Sqft:

1,403

Low Sqft:

Ttl Sqft:

1,403

DOM

32

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

Townhouse

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Interior Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Composite Siding,Stone,Wood Frame

Flooring:

Carpet,Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:

\$418

Title:

Fee Simple

Fee Freq:

Zoning:

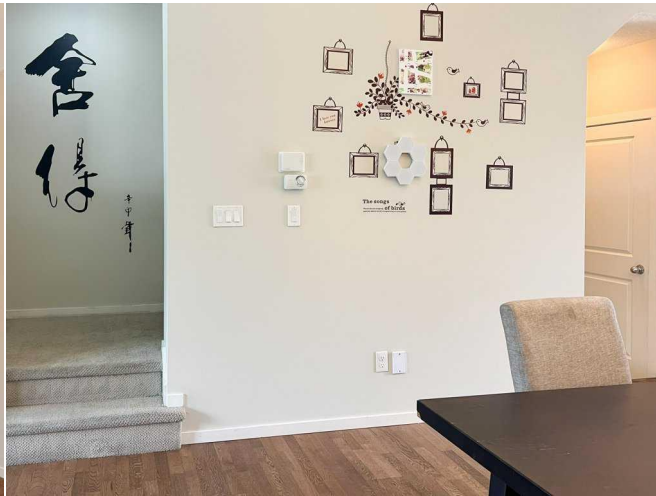
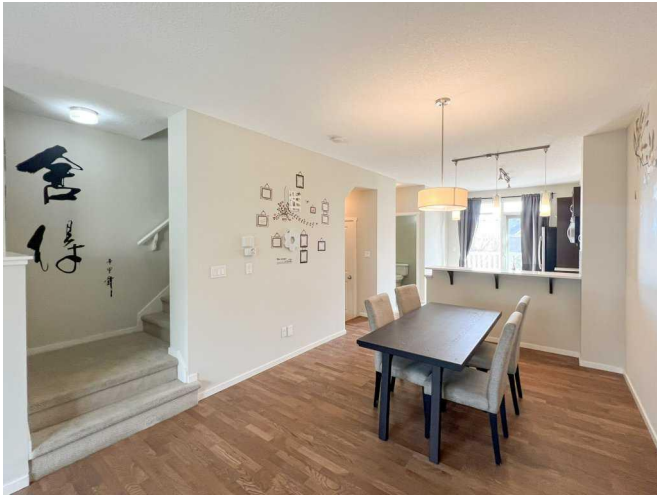
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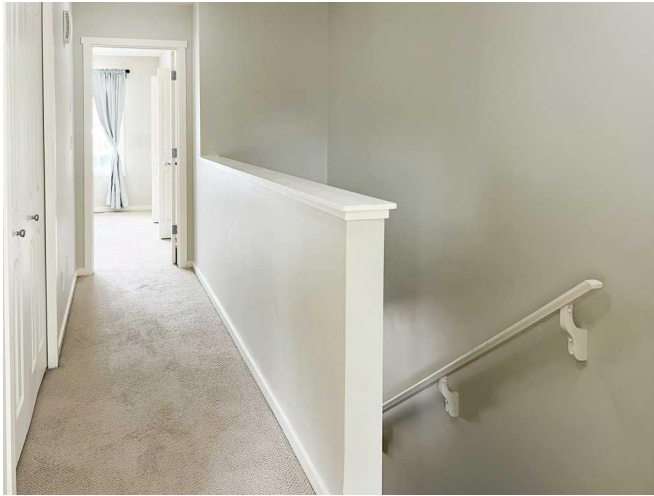
Legal Desc:	1312797	Monthly	Remarks
Pub Rmks:	Modern Townhouse in Kincora - 2 Master Bedrooms, 2.5 Baths & Double Tandem Garage! Welcome to 28 Kinlea Common NW, a stylish townhouse in the desirable community of Kincora! This move-in ready home features two spacious master bedrooms, each with its own private ensuite, plus a double tandem garage. The double tandem garage offers room for two vehicles plus extra storage or workspace. Conveniently located steps from T&T Supermarket, Walmart, restaurants, and transit, with easy access to Shaganappi & Stoney Trail.		
Inclusions:	None		
Property Listed By:	Royal LePage Benchmark		

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

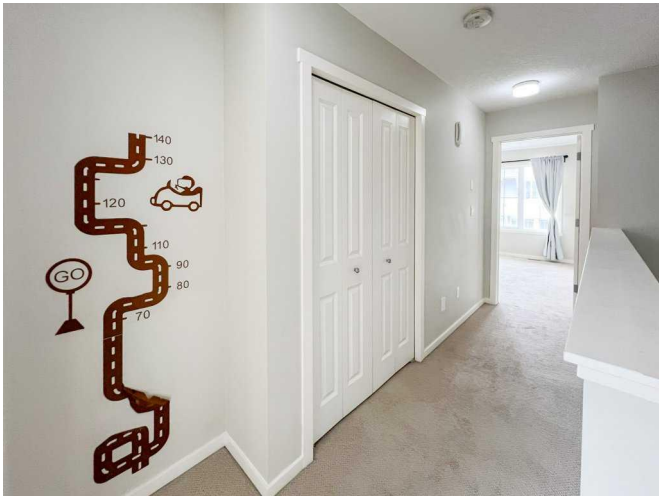
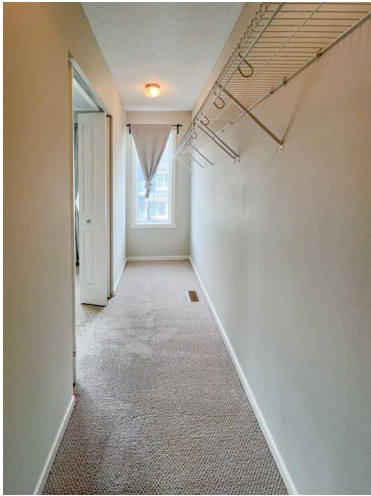








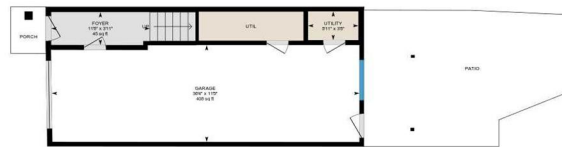






28 Kinlea Common, Calgary, AB

Ground Floor Exterior Area 173.80 sq ft
Interior Area 126.81 sq ft
Excluded Area 440.99 sq ft



0 5 10

PREPARED: 2025/03/10

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

28 Kinlea Common, Calgary, AB

1st Floor Exterior Area 815.11 sq ft
Interior Area 557.88 sq ft



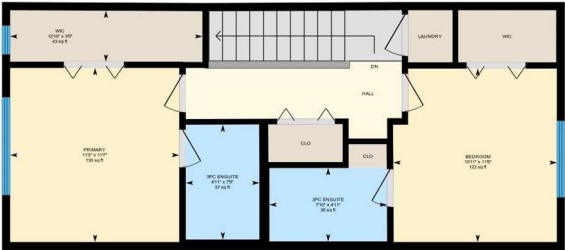
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PREPARED: 2025/03/10

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

28 Kinlea Common, Calgary, AB

2nd Floor Exterior Area 614.88 sq ft
Interior Area 557.79 sq ft



0 3 6 ft

PREPARED: 2025/03/10



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.