# \$489,000 - 202 Kincora Lane Nw, Calgary

MLS® #A2202774

## \$489,000

3 Bedroom, 3.00 Bathroom, 1,268 sqft Residential on 0.00 Acres

Kincora, Calgary, Alberta

Prime Location! End-Unit Kincora Townhouse! This 3 bedroom 2.5 bathroom unit is perfect for your growing family. Surrounded by parks, green spaces, and playgrounds, this beautifully maintained townhouse is a must-see! The main floor has an open concept design with lots of windows and natural light from three sides. The living area has an upgraded gas fireplace, hardwood floors and main floor laundry. Enjoy entertaining guests from the open kitchen and pull up island. There is a South facing deck perfect for the BBQ. Upstairs includes three bedrooms with large windows. The primary bedroom has a full ensuite. This unit includes an oversized attached DOUBLE GARAGE,! This home is in Move-in ready condition. This well-managed complex is perfectly located near shopping, parks, pathways, schools, public transit, and offers easy access to Stoney Trail.



#### **Essential Information**

MLS® # A2202774

Price \$489,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,268







Acres 0.00 Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 202 Kincora Lane Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0G7

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Side By Side

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters, Open Floorplan

Appliances Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 3

Has Basement Yes

Basement Partially Finished, Partial

#### **Exterior**

Exterior Features Courtyard, Playground

Lot Description Back Lane Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 18th, 2025

Days on Market 32

Zoning M-1

HOA Fees 120

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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