

# \$499,900 - 175 Kincora Heath Nw, Calgary

MLS® #A2217623

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.02 Acres

Kincora, Calgary, Alberta

This OPEN CONCEPT townhouse with 2 oversized master bedrooms, each with a separate walk-in closet & ensuite. Main floor features a large kitchen, including an island with a breakfast bar, black appliances & maple cabinets. Upgraded Silgranit kitchen sink, tile backsplash & under-cabinet lighting added. 9' knock-down ceilings create an amazing spacious vibe. Rich dark espresso hardwood floors on main level, with stylish 12"×24" ceramic tile in bathrooms, pantry & entranceway. The main floor Laundry & powder room are convenient. Stay warm & cozy while watching a wall-mounted TV above the gas fireplace. Enjoy TWO balconies (with natural gas BBQ hook-up) and a private patio area. Park in your insulated Double-Attached garage with plenty of in-unit storage. High efficiency furnace & tankless water heater. Carbon Monoxide Detectors. FANTASTIC location just off of Stoney Trail, close to many amenities including Creekside (Shoppers, Starbucks, Co-op), Sage Hill Shopping Complex (T&T, Walmart, RBC, Scotiabank & others) and Beacon Hill (Costco), coffee shops, restaurants, public transportation, parks, community path system. A MUST SEE contemporary townhome in the quiet, highly desirable, well-maintained Edenmore complex of Kincora. And, pet friendly!

Built in 2008

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2217623      |
| Price          | \$499,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,442         |
| Acres          | 0.02          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 175 Kincora Heath Nw |
| Subdivision | Kincora              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 0G6              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Basement          | None                                                                                                             |

Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Front Yard                   |
| Roof              | Asphalt Shingle              |
| Construction      | Stone, Vinyl Siding, Wood Fr |
| Foundation        | Poured Concrete              |



Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 2             |
| Zoning         | M-1           |
| HOA Fees       | 105           |
| HOA Fees Freq. | ANN           |

Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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