



GRASSROOTS
REALTY GROUP

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51 Kinlea Way NW
Calgary, Alberta

MLS # A2229348



\$415,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,414 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 420 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Kitchen Island, Pantry, Quartz Counters | | |

| | |
|--------------------|-----|
| Inclusions: | N/A |
|--------------------|-----|

Exceptional 3-Car Parking Townhouse in NW Calgary Welcome to this beautifully maintained townhouse offering the rare convenience of 3-car parking in one of Northwest Calgary's most sought-after communities. With a double attached garage and an additional driveway stall, this home effortlessly blends practicality with comfort. The main floor features a bright, open-concept layout, flooded with natural light from its east-facing windows in the morning and glowing west-facing sunsets in the evening. The spacious living and dining areas connect seamlessly to a modern, well-appointed kitchen—perfect for everyday living or entertaining guests. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a private ensuite, plus a versatile third room (den) ideal as a home office or bonus space. A full main bathroom and upper-level laundry add to the home's thoughtful design. Ample closet space throughout ensures there's room for everything. Enjoy the unbeatable location—just steps from Costco, Walmart, T&T Supermarket, caf  s, restaurants, fitness centers, banks, and convenient public transit options. All the essentials of urban living without the hustle of downtown. This move-in-ready, low-maintenance home is perfect for first-time buyers, small families, or savvy investors seeking space, value, and location. Don't miss out—book your private showing today!