



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

27 Kincora Heath NW
Calgary, Alberta

MLS # A2242141



\$515,000

Division:	Kincora		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: NA

Welcome to 27 Kincora Heath NW, an end unit townhome that actually feels like a house. Let's start with the layout. Three bedrooms up, including a primary suite with a walk-in closet, private ensuite, and laundry just steps from your bed. No hauling baskets up and down stairs and mysteriously losing socks on the journey. Across the hall you'll find two more well sized bedrooms with their own bathroom. The main floor is bright, open, and filled with natural light—thanks to windows on the front, back, and along the entire side wall. That's the perk of being an end unit, and it makes a big difference. The kitchen flows into the living area where you can cozy up by the gas fireplace in the winter, and there's still room for a proper dining table when it's your turn to host. And no, it doesn't just have one balcony, it has two. Fire up the BBQ on the balcony off the kitchen (gas line included), or kick back on the front patio with your drink of choice while the sun sets over the ridge. Downstairs, just off the double garage, there's a bonus room ready to become whatever you want, home gym, office, gaming cave, storage for your Amazon addiction. You do you. You're also in a location that actually makes life easier. Costco is just down the road. So is Walmart, Co-op, Shoppers, and Canadian Tire. Need to hit the gym? There's a Good Life Fitness and Orangetheory close by. Morning running behind? Booster Juice, Starbucks, and Good Earth have you covered. Grab groceries, hit the gym, swing by the pharmacy, grab some drive-thru, and still be home in time for dinner. This one checks boxes most townhomes can't, sunlight, storage, double garage, extra space, and a private outdoor area that you will actually want to enjoy!

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