



**GRASSROOTS**  
REALTY GROUP

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**28 Kinlea Common NW**  
**Calgary, Alberta**

**MLS # A2245676**



**\$420,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1 d131
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

Modern Townhouse in Kincora &ndash; 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.