



GRASSROOTS
REALTY GROUP

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182 Kincora Heath NW
Calgary, Alberta

MLS # A2247453



\$460,000

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

****OPEN HOUSE SAT AUG 16TH 1-3PM**** Experience the perfect blend of comfort and convenience in this beautifully upgraded end-unit townhome in the sought-after EDENMORE complex of Kincora. Offering true “lock-and-leave” living, this stylish 3-bedroom residence features rich hardwood floors, an attached double garage, and a private outdoor space ideal for relaxing in the fresh air (porch 4'11" x 8'1", patio 7'9" x 9'8", plus balcony 4'7" x 9'9")** The open-concept main level boasts soaring 9-foot ceilings, an inviting living room with a cozy stone surround fireplace, and a gourmet maple kitchen complete with granite countertops and stainless steel appliances. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, including a serene primary suite with a spacious walk-in closet and ensuite. **Practical features include a convenient main-floor laundry/pantry with washer and dryer, plus built-in wire shelving. This pet-friendly complex (with board approval) is just steps from visitor parking and a community playing field with a baseball diamond.** Located minutes from Creekside Shopping Centre and Sage Hill Crossing, with quick access to Deerfoot and Stoney Trails, this home combines modern upgrades, functional design, and a prime location—making it an exceptional choice for today’s busy lifestyle.**