



GRASSROOTS
REALTY GROUP

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19 Kinlea Common NW Calgary, Alberta

MLS # A2262421



\$400,000

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,347 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d131
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions:	NA
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Welcome to this stylish and turnkey end-unit townhouse in the highly sought-after community of Kincora. Built by Homes by Avi Urban, this beautifully designed 3-bedroom home offers over 1,300 sq.ft. of living space with smart functionality, contemporary finishes, and abundant natural light throughout. The main level features 9-foot ceilings and a bright, open-concept layout ideal for modern living. The central kitchen is well-appointed with Whirlpool stainless steel appliances, rich wood cabinetry, a raised eating bar, and a corner pantry for extra storage. Adjacent to the kitchen, the dining area flows into a sunny living room that opens onto your private south-facing balcony—perfect for morning coffee or evening relaxing. A second balcony off the kitchen includes a gas line for BBQ, extending your summer entertaining space. A convenient powder room completes the main floor. Upstairs, you’ll find three spacious bedrooms including a primary retreat with a walk-in closet and private 3-piece ensuite. Two additional bedrooms share a full 4-piece bath, and the upper-level laundry means no more hauling clothes up and down stairs. Downstairs, enjoy direct access to your oversized tandem double garage with plenty of room for two vehicles, bikes, and seasonal storage. There’s also visitor parking right outside, and the beautifully landscaped central courtyard adds a tranquil, park-like feel to the complex. Additional features include durable laminate and carpet flooring, oversized windows, and low-maintenance condo living with fees that cover lawn care and snow removal. Enjoy quick access to Stoney Trail, Shaganappi Trail, Creekside Shopping Centre, parks, pathways, and more. Whether you're a first-time buyer, investor, or downsizer—this property is an ideal fit. Just move in and enjoy!