



GRASSROOTS
REALTY GROUP

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29 Kinlea Common NW
Calgary, Alberta

MLS # A2266681



\$374,000

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,244 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Insulated, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d131
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and beautiful townhome located in the highly sought-after NW community of Kincora! Warm hardwood floors and light cream cabinetry create an inviting atmosphere that instantly feels like home. The main level offers an open-concept layout that's perfect for everyday living and entertaining. A raised bar counter provides the ideal separation between the kitchen and dining area keeping the cook connected while keeping the clutter out of sight. The kitchen is equipped with stone countertops, ample prep space, a generous pantry, and double French doors that open to your private deck, perfect for BBQs and relaxing outdoors. The spacious living and dining areas are well-proportioned for gatherings, and a convenient half bath completes the main floor. Upstairs, you'll find two large primary bedrooms, each with its own ensuite bath and plenty of closet space. A convenient laundry area is also located on this level. Enjoy sunny afternoons on the west-facing deck, and take advantage of the double tandem garage plus an additional driveway space parking for up to three vehicles in total. Perfectly positioned within walking distance to scenic trails, community parks, transit, restaurants, and fantastic shopping options including Creekside Shopping Centre and Sage Hill Crossing. This home truly has it all- book your showing today!