



**46 Kinlea Common NW
Calgary, Alberta**

MLS # A2304538



\$419,200

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,226 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Tandem | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees, Interior Lot, Low Maintenance Landscaping | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 433 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 d131 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Natural light pours through this beautifully maintained townhome, where the main living level is bright, open, and exceptionally well appointed. The living room is anchored by a gas fireplace with built-ins, creating a warm and polished focal point. From there, the layout flows naturally into the dining area and kitchen, where richly stained cabinetry, stainless steel appliances, and a breakfast bar with raised seating offer both style and functionality. Just off the kitchen, the balcony overlooks the courtyard and provides a outdoor extension of the main floor. Upstairs, both bedrooms are generously proportioned and each is complete with a walk-in closet, offering a layout that is both comfortable and well designed for a professional couple, small family or roommates. The primary suite includes its own ensuite bath with an oversized shower, while the second bedroom has direct access to the stylish upstairs bath. A full-size den offers flexible space for a home office, study, nursery, or small gym, while upper-level laundry adds everyday convenience. The heated and drywalled tandem garage accommodates two vehicles and offers future development potential, while the full-length parking pad allows space for an additional vehicle, a rare advantage above many other inner units. A fenced, covered patio extends from the garage to the treed courtyard, while the rear balcony, complete with a natural gas line, overlooks the same setting and offers an easy outdoor retreat. With quick access to major routes, extensive pathway networks, nearby amenities, and the airport, this is a home that balances comfort, convenience, and thoughtful design exceptionally well.