

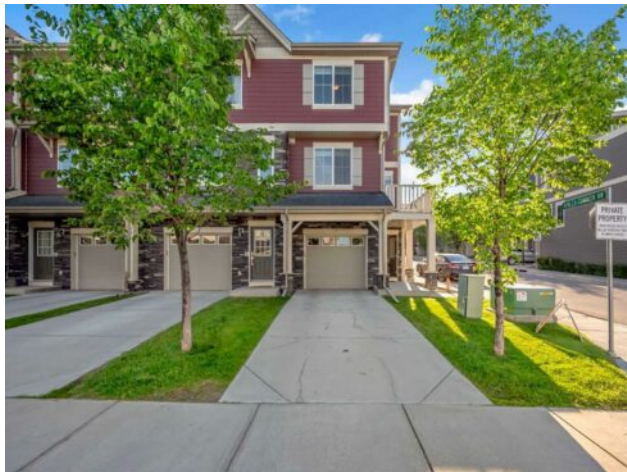


**GRASSROOTS**  
REALTY GROUP

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**39 Kinlea Way NW**  
**Calgary, Alberta**

**MLS # A2143510**



**\$479,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d131
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	N/A
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**\*\*Fresh Paint, New Carpet, 3 BED 2.5 Bath, Double Car Garage\*\***

Embrace the vibrant lifestyle of Kincora, NW Calgary in this stunning end-unit townhouse! This meticulously maintained 3-bedroom, 2.5-bathroom gem offers the perfect blend of comfort and convenience. An open concept design is bathed in natural light from oversized windows, with a living room that seamlessly flows onto a west-facing rear deck – ideal for summer BBQs. The gourmet kitchen boasts a breakfast bar and premium stainless steel appliances. Sliding doors lead out to a front balcony with a peaceful northeast exposure, perfect for your morning coffees. The main floor is completed with a 2-piece powder room. Ascend the stairs to discover a luxurious master suite complete with a 3-piece ensuite and a walk-in closet. Two additional generously sized bedrooms, a full bathroom, and a laundry complete the upper level. The fresh paint coat and newly installed carpet throughout the upper level is a cherry on top. Parking is a breeze with a double tandem attached garage, a driveway, and 2 visitor parking spots right next to the unit. This location is unbeatable -3 mins to Walmart, minutes from the majestic mountains, the shops and services of Creekside and Sage Crossing, local parks, schools, and with easy access of less than 5 minutes to Stoney Trail for effortless commutes. Don't miss out - book your viewing today to experience this haven&nbsp;firsthand!