



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

175 Kincora Heath NW
Calgary, Alberta

MLS # A2186682



\$499,900

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,442 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Shelving in the garage, Mounted TV in the living room

Check out this lovely 2-bedroom townhouse in the highly sought-after Kincora community! With its open-concept kitchen, dining, and living areas, this home is designed for modern living, perfect for both relaxing and entertaining. You'll love the stylish kitchen with its sleek finishes, while the living area is ideal for cozy evenings or hosting friends and family. Just next to the living area, you'll find a balcony, perfect for unwinding after a busy day. This home also features an attached garage, providing ample parking and additional storage. Sallamie Park is just a short drive away, offering easy access to beautiful walking trails and scenic spots where you can fully enjoy the outdoors. The location of this home provides easy access to major roadways like Beddington Trail and Stoney Trail, making commuting a breeze. You're also within close proximity to the Creekside Shopping Centre for all your retail and dining needs. Public transit options like bus stops are just around the corner, ensuring easy access to the rest of the city. Whether you're looking for a peaceful retreat or a home that's close to everything, this townhouse has it all! Come see it today and make it your perfect new home!