



**GRASSROOTS**  
REALTY GROUP

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**178 Kincora Heath NW**  
**Calgary, Alberta**

**MLS # A2190629**



**\$465,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Ready to welcome a brand new family is this lovely townhome in the popular EDENMORE condo project in Kincora&hellip;in this prime location just minutes to neighbourhood playing fields, bus stops & shopping. Available for quick possession, this terrific two storey home offer 3 bedrooms & 2.5 bathrooms, upgraded laminate floors & attached 2 car garage. Smashing open concept main floor complemented by big windows & 9ft ceilings, great-sized living room with fireplace, spacious dining room area & maple kitchen with black appliances. Total of 3 bedrooms & 2 baths on the upper level, highlighted by the large primary bedroom with walk-in closet & its own ensuite. Access to your newly repainted 2 car garage is in the lower level, along with plenty of extra space for storage. Main floor laundry with stacking Maytag washer & dryer. Super outdoor living space on the balcony&hellip;accessed from the kitchen, & the front patio which is the perfect spot for enjoying the fresh open air, entertaining or visiting with your neighbours. Pet-friendly complex (with board approval) & the condo fees include grass cutting & snow removal. Only a few short minutes to shopping (Creekside, Sage Hill Crossing & Beacon Hill), & with its quick easy access to Stoney & Deerfoot Trails, this is an opportunity you won&rsquo;t want to miss!