



GRASSROOTS
REALTY GROUP

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202 Kincora Lane NW
Calgary, Alberta

MLS # A2202774



\$489,000

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt
Basement:	Partial, Partially Finished
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 308
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: n/a

Prime Location! End-Unit Kincora Townhouse! This 3 bedroom 2.5 bathroom unit is perfect for your growing family. Surrounded by parks, green spaces, and playgrounds, this beautifully maintained townhouse is a must-see! The main floor has an open concept design with lots of windows and natural light from three sides. The living area has an upgraded gas fireplace, hardwood floors and main floor laundry. Enjoy entertaining guests from the open kitchen and pull up island. There is a South facing deck perfect for the BBQ. Upstairs includes three bedrooms with large windows. The primary bedroom has a full ensuite. This unit includes an oversized attached DOUBLE GARAGE. This home is in Move-in ready condition. This well-managed complex is perfectly located near shopping, parks, pathways, schools, public transit, and offers easy access to Stoney Trail.