

\$494,900 - 175 Kincora Heath Nw, Calgary

MLS® #A2217623

\$494,900

2 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.02 Acres

Kincora, Calgary, Alberta

Come visit this OPEN CONCEPT townhouse with 2 oversized master bedrooms, each with a separate walk-in closet & ensuite. Main floor features a large kitchen, including an island with a breakfast bar, black appliances & maple cabinets. Upgraded Silgranit kitchen sink, tile backsplash & under-cabinet lighting added. 9' knock-down ceilings create an amazing spacious vibe. Rich dark espresso hardwood floors on main level, with stylish 12"×24" ceramic tile in bathrooms, pantry & entranceway. The main floor Laundry & powder room are convenient. Stay warm & cozy while watching a wall-mounted TV above the gas fireplace. Enjoy TWO balconies (with natural gas BBQ hook-up) and a private patio area. Park in your insulated Double-Attached garage with plenty of in-unit storage. High efficiency furnace & tankless water heater. Carbon Monoxide Detectors. FANTASTIC location just off of Stoney Trail, close to many amenities including Creekside (Shoppers, Starbucks, Co-op), Sage Hill Shopping Complex (T&T, Walmart, RBC, Scotiabank & others) and Beacon Hill (Costco), coffee shops, restaurants, public transportation, parks, community path system. A MUST SEE contemporary townhome in the quiet, highly desirable, well-maintained Edenmore complex of Kincora. And, pet friendly!

Built in 2008

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2217623 |
| Price | \$494,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,442 |
| Acres | 0.02 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 175 Kincora Heath Nw |
| Subdivision | Kincora |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0G6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Ceiling Fan(s), Laminate Counters, Tankless Hot Water, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Microwave Hood Fan |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |



Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Balcony |
| Lot Description | Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Stone, Wood Fr |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 4th, 2025 |
| Days on Market | 106 |
| Zoning | M-1 |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.