

**219 Kincora Lane NW**  
**Calgary, Alberta**

**MLS # A2230885**



**\$429,888**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                                                   |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                  |               |                   |
| <b>Size:</b>     | 1,276 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                                    |               |                   |
| <b>Lot Size:</b> | -                                                         |               |                   |
| <b>Lot Feat:</b> | Front Yard, Fruit Trees/Shrub(s), Landscaped, Yard Lights |               |                   |

|                    |                                                                                           |                   |         |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                                                | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Hardwood                                                                                  | <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 d75 |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities |                   |         |

**Inclusions:** N/A

Price Reduced! Welcome to This Renovated 2-Storey End Unit Townhome in Kincora! This bright and spacious home features 9' ceilings, hardwood flooring, and tons of natural light throughout. The open main floor offers a cozy living room with fireplace, a gourmet kitchen with maple cabinetry, center island, walk-in pantry, and access to a private balcony &ndash; perfect for BBQs. Upstairs, you'll find a large primary bedroom with 4-piece ensuite and walk-in closet, along with two additional bedrooms and a full 4-piece bath. Enjoy the convenience of main floor laundry and a double attached garage that leads into a lower-level mudroom with closet and utility room. Recent upgrades include: new upper floor and staircase flooring (2022) and a newer dishwasher. The home also boasts a front concrete patio, ideal for relaxing outdoors. Located just minutes from T&T Supermarket, Walmart, Costco, shopping centers, and with quick access to Stoney Trail, this is a well-managed complex with low condo fees, close to walking paths, ravines, and public transit. Don't miss this fantastic opportunity to own in desirable Kincora!