

# \$465,000 - 178 Kincora Heath Nw, Calgary

MLS® #A2190629

**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.03 Acres

Kincora, Calgary, Alberta

Ready to welcome a brand new family is this lovely townhome in the popular EDENMORE condo project in Kincora—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—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't want to miss!

Built in 2008



## Essential Information

MLS® #	A2190629
Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	178 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, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile

# of Stories	2
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 2nd, 2025
Days on Market	137
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.