

# \$474,900 - 61 Kinlea Way Nw, Calgary

MLS® #A2205605

**\$474,900**

2 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.04 Acres

Kincora, Calgary, Alberta

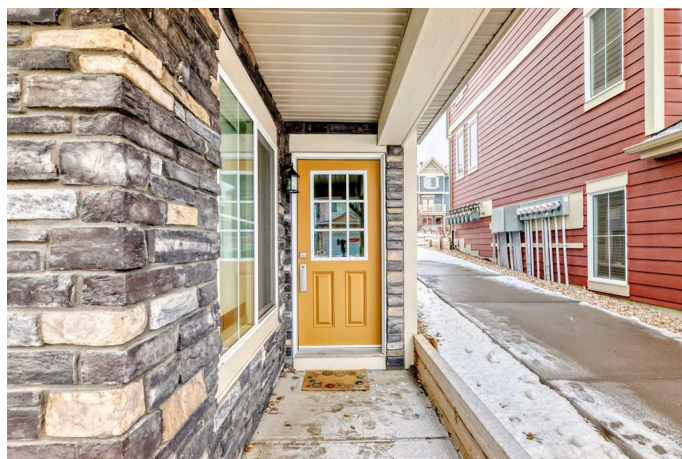
The opportunity you have been waiting for! Welcome to the community of Kincora. The well maintained END UNIT TOWNHOME features 2 bedrooms & 2.5 bathrooms with a double car garage. The main floor features an amazing entertainer's kitchen with Quartz counters and stainless steel appliances. The expansive living room is perfect for entertaining guests, friends and family. Upstairs, you'll find two generous primary bedrooms, each with its own ensuite and walk-in closet. For added convenience, the washer and dryer are also located on the upper level.

Enjoy plenty of sunlight while you lounge, BBQ, and relax in this great outdoor living space. Located just a short walk from parks, city transit, restaurants, fitness centers, and shopping destinations such as Creekside Mall, Sage Hill Crossing, and Walmart, Co-op this home offers both comfort and convenience. Don't miss this exceptional opportunity! book your showing today!

Built in 2013

## Essential Information

MLS® #	A2205605
Price	\$474,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	61 Kinlea Way Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S2

### **Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	51
Zoning	M-1

**Listing Details**

Listing Office	Confident Realty Inc
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