

# \$375,000 - 29 Kinlea Common Nw, Calgary

MLS® #A2266681

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.03 Acres

Kincora, Calgary, Alberta

Welcome to this bright and beautiful townhome located in the highly sought-after NW community of Kincora! Warm hardwood floors and light cream cabinetry create an inviting atmosphere that instantly feels like home. The main level offers an open-concept layout that's perfect for everyday living and entertaining. A raised bar counter provides the ideal separation between the kitchen and dining area keeping the cook connected while keeping the clutter out of sight. The kitchen is equipped with stone countertops, ample prep space, a generous pantry, and double French doors that open to your private deck, perfect for BBQs and relaxing outdoors. The spacious living and dining areas are well-proportioned for gatherings, and a convenient half bath completes the main floor. Upstairs, you'll find two large primary bedrooms, each with its own ensuite bath and plenty of closet space. A convenient laundry area is also located on this level. Enjoy sunny afternoons on the west-facing deck, and take advantage of the double tandem garage plus an additional driveway space parking for up to three vehicles in total. Perfectly positioned within walking distance to scenic trails, community parks, transit, restaurants, and fantastic shopping options including Creekside Shopping Centre and Sage Hill Crossing. This home truly has it all- book your showing today!

Built in 2013



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2266681      |
| Price          | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,244         |
| Acres          | 0.03          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 29 Kinlea Common Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0S2             |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Visitor Parking                                               |
| Parking Spaces | 3                                                             |
| Parking        | Double Garage Attached, Garage Faces Front, Insulated, Tandem |
| # of Garages   | 2                                                             |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Basement          | None                                                                                           |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Level                                             |
| Roof            | Asphalt Shingle                                   |
| Construction    | Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 6                  |
| Zoning         | M-1 d131           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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