178 Kincora Heath NW
Calgary, Alberta

MLS # A2190629

$465,000

Division:	Kincora
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,268 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached, Garage Faces Rear
Lot Size:	0.03 Acre
Lot Feat:	Low Maintenance Landscape, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 308
Basement:	Finished, Partial	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: N/A

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!