

# \$499,900 - 175 Kincora Heath Nw, Calgary

MLS® #A2217623

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.02 Acres

Kincora, Calgary, Alberta

This OPEN CONCEPT townhouse with 2 oversized master bedrooms, each with a separate walk-in closet & ensuite. Main floor features a large kitchen, including an island with a breakfast bar, black appliances & maple cabinets. Upgraded Silgranit kitchen sink, tile backsplash & under-cabinet lighting added. 9' knock-down ceilings create an amazing spacious vibe. Rich dark espresso hardwood floors on main level, with stylish 12"×24" ceramic tile in bathrooms, pantry & entranceway. The main floor Laundry & powder room are convenient. Stay warm & cozy while watching a wall-mounted TV above the gas fireplace. Enjoy TWO balconies (with natural gas BBQ hook-up) and a private patio area. Park in your insulated Double-Attached garage with plenty of in-unit storage. High efficiency furnace & tankless water heater. Carbon Monoxide Detectors. FANTASTIC location just off of Stoney Trail, close to many amenities including Creekside (Shoppers, Starbucks, Co-op), Sage Hill Shopping Complex (T&T, Walmart, RBC, Scotiabank & others) and Beacon Hill (Costco), coffee shops, restaurants, public transportation, parks, community path system. A MUST SEE contemporary townhome in the quiet, highly desirable, well-maintained Edenmore complex of Kincora. And, pet friendly!

Built in 2008

## Essential Information



MLS® #	A2217623
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

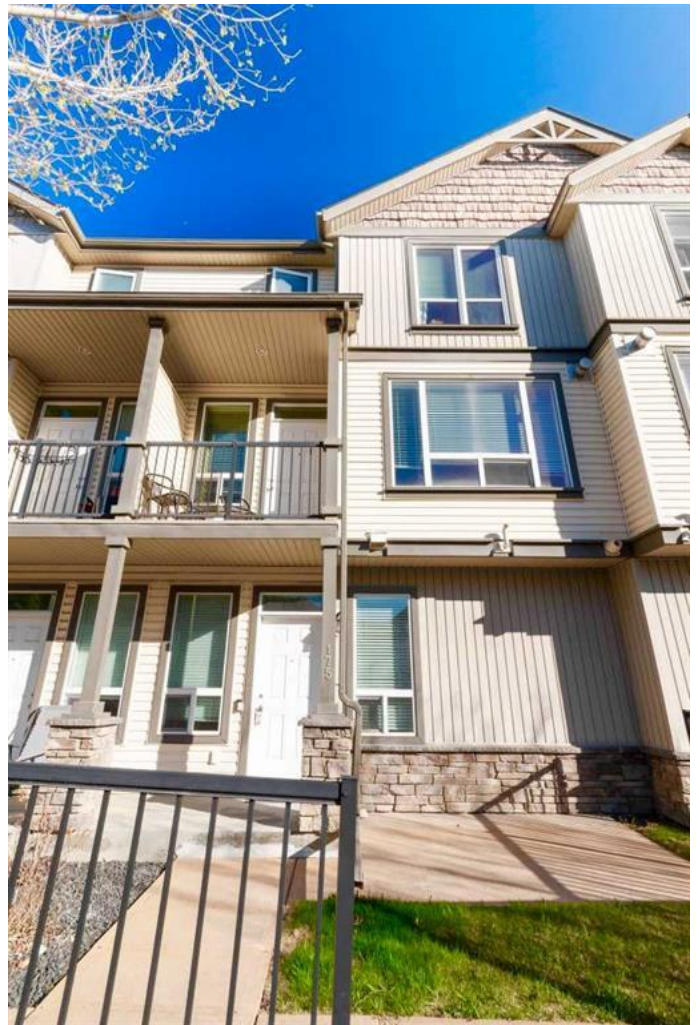
Address	175 Kincora Heath Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None



**Exterior**

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Fr
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	3
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
----------------	--------------------



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