# **\$440,000 - 202 Kincora Lane Nw, Calgary**

MLS® #A2229983

## \$440,000

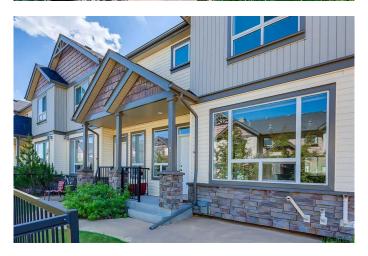
3 Bedroom, 3.00 Bathroom, 1,268 sqft Residential on 0.00 Acres

Kincora, Calgary, Alberta

Welcome to this bright 3-bedroom, 2.5-bathroom end-unit townhouseâ€"perfect for a growing family or first-time buyers! Nestled in the heart of Kincora, you'll love being steps away from parks, playgrounds, and walking paths. The open-concept main floor is flooded with natural light from windows on three sides and features gleaming hardwood floors, a cozy upgraded gas fireplace, and convenient main-floor laundry. The stylish kitchen offers ample counter space, a central island with bar seating, and is ideal for both everyday living and entertaining. Step out onto the sunny south-facing deckâ€"perfect for summer BBQs! Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a full ensuite and great closet space. The oversized attached double garage provides plenty of room for parking and storage. Located in a well-managed complex with easy access to shopping, schools, public transit, and Stoney Trailâ€"this home is move-in ready and waiting for you







Built in 2008

## **Essential Information**

MLS® # A2229983 Price \$440,000

Bedrooms 3
Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,268 Acres 0.00 Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 202 Kincora Lane Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0G7

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Side By Side

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters, Open Floorplan

Appliances Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 3

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features Courtyard, Playground

Lot Description Back Lane

Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 11th, 2025

Days on Market 4

Zoning M-1

HOA Fees 308

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Keller Williams BOLD Realty

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