

# \$499,888 - 15 Kincora Heath Nw, Calgary

MLS® #A2206488

**\$499,888**

2 Bedroom, 3.00 Bathroom, 1,499 sqft  
Residential on 0.04 Acres

Kincora, Calgary, Alberta

\*\*\*OPEN HOUSE, Saturday, April 5, 1:00pm-4:00pm. \*\*\*OVERLOOKING GREENSPACE! This meticulously maintained END-unit townhome is the one youâ€™ve been waiting for! Offering 1,498.86 sq. ft. of fully developed living space, this home features 2 master bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED garage with huge storage space. Located on a friendly street in Kincora, just steps from scenic walking paths and transit, this home is in mint condition with countless upgrades, including hardwood floors, extended granite countertops, stainless steel appliances, central vacuum, a natural gas fireplace, and top-floor laundry. The bright, open floor plan is bathed in natural light, with a spacious living room centered around a cozy fireplaceâ€”perfect for making memories. The kitchen is ideal for entertaining, featuring upgraded appliances, ample storage, a large walk-in pantry, and an extended granite island. BONUS FEATURES: A west-facing backyard with a covered rear deck and an additional concrete patio, overlooking beautiful greenspace. An east-facing front balcony offers the perfect spot for morning coffee. A great community to raise your family with friendly neighbours, close to shopping, walking paths, and other amenities. Easy access to major roads. This outstanding home will have you at â€™Hello!â€™  
â€™Welcome Home! VIRTUAL TOUR AVAILABLE



Built in 2008

## Essential Information

MLS® #	A2206488
Price	\$499,888
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.04
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	15 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	Central Vacuum, Granite Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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