

# \$498,900 - 61 Kinlea Way Nw, Calgary

MLS® #A2205605

**\$498,900**

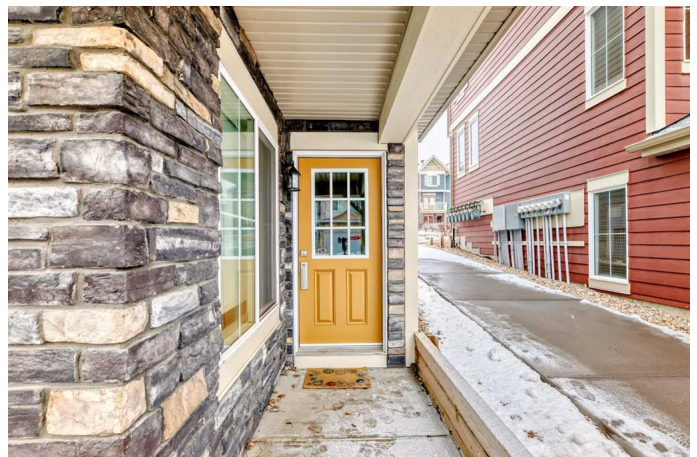
2 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.04 Acres

Kincora, Calgary, Alberta

The opportunity you have been waiting for! Welcome to the community of Kincora. The well maintained END UNIT TOWNHOME features 2 bedrooms & 2.5 bathrooms with a double car garage. The main floor features an amazing entertainer's kitchen with Quartz counters and stainless steel appliances. The expansive living room is perfect for entertaining guests, friends and family. Upstairs, you'll find two generous primary bedrooms, each with its own ensuite and walk-in closet. For added convenience, the washer and dryer are also located on the upper level.

Enjoy plenty of sunlight while you lounge, BBQ, and relax in this great outdoor living space. Located just a short walk from parks, city transit, restaurants, fitness centers, and shopping destinations such as Creekside Mall, Sage Hill Crossing, and Walmart, Co-op this home offers both comfort and convenience. Don't miss this exceptional opportunity—book your showing today!



Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205605  |
| Price     | \$498,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,363         |
| Acres          | 0.04          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 61 Kinlea Way Nw |
| Subdivision | Kincora          |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3R 0S2          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Playground, Visitor Parking               |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line           |
| Lot Description   | Corner Lot, Front Yard |
| Roof              | Asphalt Shingle        |
| Construction      | Stone, Vinyl Siding    |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 35               |
| Zoning         | M-1              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Confident Realty Inc |
|----------------|----------------------|

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