

219 Kincora Lane NW  
Calgary, Alberta

MLS # A2230885



**\$439,888**

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities		

**Inclusions:** N/A

Welcome to This Renovated 2-Storey End Unit Townhome in Kincora! This bright and spacious home features 9' ceilings, hardwood flooring, and tons of natural light throughout. The open main floor offers a cozy living room with fireplace, a gourmet kitchen with maple cabinetry, center island, walk-in pantry, and access to a private balcony — perfect for BBQs. Upstairs, you'll find a large primary bedroom with 4-piece ensuite and walk-in closet, along with two additional bedrooms and a full 4-piece bath. Enjoy the convenience of main floor laundry and a double attached garage that leads into a lower-level mudroom with closet and utility room. Recent upgrades include: new upper floor and staircase flooring (2022) and a newer dishwasher. The home also boasts a front concrete patio, ideal for relaxing outdoors. Located just minutes from T&T Supermarket, Walmart, Costco, shopping centers, and with quick access to Stoney Trail, this is a well-managed complex with low condo fees, close to walking paths, ravines, and public transit. Don't miss this fantastic opportunity to own in desirable Kincora!