

235 Kincora Lane NW  
Calgary, Alberta

MLS # A2225347



**\$449,900**

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	\$ 308
Basement:	Finished, None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

Welcome to this beautifully maintained END-UNIT townhouse in the quiet and family-friendly community of KINCORA. With 3 BEDROOMS, 2.5 BATHROOMS, and an OPEN-CONCEPT LAYOUT, this home offers both comfort and functionality—perfect for growing families! Enjoy the natural light that floods through extra windows thanks to its desirable end-unit location. The modern kitchen, spacious living area, and ATTACHED 2-CAR GARAGE add to the convenience and appeal. Located NEAR PUBLIC TRANSIT and close to parks, schools, and shopping—this home checks all the boxes! Don't miss your chance to own this gem in one of NW Calgary's most sought-after neighbourhoods.