

**61 Kinlea Way NW
Calgary, Alberta**

MLS # A2205605



\$474,900

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|------------------|---|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,363 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Corner Lot, Front Yard | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 469 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

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!