

**159 Kincora Heath NW**  
**Calgary, Alberta**

**MLS # A2305499**



**\$449,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<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		

**Inclusions:** N/A

Welcome to this beautifully maintained townhouse in the highly sought-after community of Kincora. Tucked away in a quiet location, this bright and inviting home features a south-facing patio, two spacious balconies, and large south-facing windows that flood the home with natural sunlight throughout the winter months. With 3 bedrooms and 2.5 bathrooms, this home is the perfect fit for a first-time buyer, young couple, or growing family. The fully finished open-concept main floor showcases 9' ceilings, rich maple hardwood floors, and a spacious kitchen complete with a large centre island that offers extra counter space and functionality—perfect for everyday living and entertaining. The kitchen, dining, and living areas flow seamlessly to create a warm and welcoming atmosphere. Enjoy the comfort of a double attached garage and the convenience of easy access to Stoney Trail and Deerfoot Trail, making commuting simple and efficient. With low condo fees, a well-managed complex, and a stress-free lifestyle, this home is an excellent opportunity for homeowners and investors alike. Pet-friendly (up to 1 cat & 1 dog, or 2 cats), your furry family members are welcome too. Surrounded by Kincora's scenic walking paths, green spaces, and nearby shopping and dining, this home offers the perfect balance of privacy, comfort, and convenience. Don't miss your chance to own in one of NW Calgary's most desirable communities!