

**202 Kincora Lane NW**  
**Calgary, Alberta**

**MLS # A2202774**



**\$489,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Partial, Partially Finished
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 308
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** n/a

Prime Location! End-Unit Kincora Townhouse! This 3 bedroom 2.5 bathroom unit is perfect for your growing family. Surrounded by parks, green spaces, and playgrounds, this beautifully maintained townhouse is a must-see! The main floor has an open concept design with lots of windows and natural light from three sides. The living area has an upgraded gas fireplace, hardwood floors and main floor laundry. Enjoy entertaining guests from the open kitchen and pull up island. There is a South facing deck perfect for the BBQ. Upstairs includes three bedrooms with large windows. The primary bedroom has a full ensuite. This unit includes an oversized attached DOUBLE GARAGE. This home is in Move-in ready condition. This well-managed complex is perfectly located near shopping, parks, pathways, schools, public transit, and offers easy access to Stoney Trail.