

**53 Kinlea Way NW**  
**Calgary, Alberta**

**MLS # A2213256**



**\$429,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Location, Location, Location! Welcome to this exceptional 3-car parking townhouse located in the heart of North Calgary, where convenience, comfort, and lifestyle meet. Whether you're a first-time homebuyer looking to step into the market or an investor searching for a low-maintenance, high-demand property, this one checks all the boxes. Step outside your door and experience the unmatched convenience of this prime location. You're just a 15-minute walk to all the amenities you could ever need—Costco, Walmart, T&T Supermarket, a wide selection of restaurants, cafes, banks, fitness centres, and more. Plus, with multiple nearby bus stops, commuting around the city or to work is simple and stress-free. This is city living without the downtown chaos. The home itself is perfectly designed for both functionality and style. It features a double attached garage with an additional driveway, offering parking for three vehicles—a rare find in townhome living! Tucked away at the back of the complex, this unit also backs onto a lush green space, providing added privacy, beautiful views, and a calm retreat from the busy day-to-day. Inside, the main floor welcomes you with an open-concept layout that feels bright and spacious. The east-facing front of the home fills the space with natural morning light, while the west-facing rear captures glowing sunsets in the evening—creating the perfect ambiance throughout the day. The main floor is ideal for both relaxing and entertaining, with a seamless flow between the living room, dining area, and kitchen. Upstairs, you'll find dual master bedrooms, each complete with its own private ensuite bathroom—a fantastic setup for roommates, guests, or a small family who appreciates privacy and flexibility. The laundry is conveniently located on the upper level, making laundry days a breeze.

There's also generous closet space throughout the home, so you'll never run out of storage. This townhouse has everything you're looking for: location, layout, parking, green space, and sunlight—all wrapped up in a modern, low-maintenance package. Don't miss this opportunity to own a fantastic home in one of Calgary's most connected and growing communities.