

# \$489,000 - 202 Kincora Lane Nw, Calgary

MLS® #A2202774

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

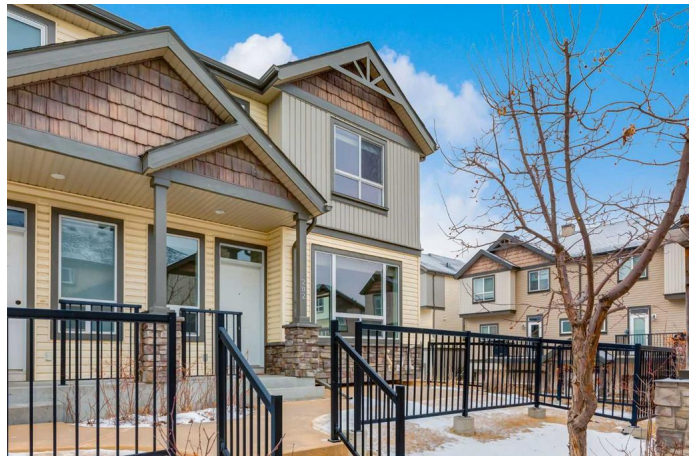
Kincora, Calgary, Alberta

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.

Built in 2008

## Essential Information

MLS® #	A2202774
Price	\$489,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268



Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	202 Kincora Lane Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Side By Side
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Has Basement	Yes
Basement	Partially Finished, Partial

### **Exterior**

Exterior Features	Courtyard, Playground
Lot Description	Back Lane
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 18th, 2025  
Days on Market        45  
Zoning                      M-1  
HOA Fees                  120  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Keller Williams BOLD Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.