

# \$499,888 - 15 Kincora Heath Nw, Calgary

MLS® #A2206488

**\$499,888**

2 Bedroom, 3.00 Bathroom, 1,499 sqft  
Residential on 0.04 Acres

Kincora, Calgary, Alberta

\*\*\*OPEN HOUSE, Saturday, April 5, 1:00pm-4:00pm. \*\*\*OVERLOOKING GREENSPACE! This meticulously maintained END-unit townhome is the one youâ€™ve been waiting for! Offering 1,498.86 sq. ft. of fully developed living space, this home features 2 master bedrooms, 2.5 bathrooms, and a DOUBLE ATTACHED garage with huge storage space. Located on a friendly street in Kincora, just steps from scenic walking paths and transit, this home is in mint condition with countless upgrades, including hardwood floors, extended granite countertops, stainless steel appliances, central vacuum, a natural gas fireplace, and top-floor laundry. The bright, open floor plan is bathed in natural light, with a spacious living room centered around a cozy fireplaceâ€”perfect for making memories. The kitchen is ideal for entertaining, featuring upgraded appliances, ample storage, a large walk-in pantry, and an extended granite island. BONUS FEATURES: A west-facing backyard with a covered rear deck and an additional concrete patio, overlooking beautiful greenspace. An east-facing front balcony offers the perfect spot for morning coffee. A great community to raise your family with friendly neighbours, close to shopping, walking paths, and other amenities. Easy access to major roads. This outstanding home will have you at â€œHello!â€•  
â€™Welcome Home! VIRTUAL TOUR AVAILABLE



Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206488      |
| Price          | \$499,888     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,499         |
| Acres          | 0.04          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15 Kincora Heath Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0G6             |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Granite Counters                                       |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|            |      |
|------------|------|
| Fireplaces | Gas  |
| Basement   | None |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None                                    |
| Lot Description   | Back Yard, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Wood Frame                    |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 4                |
| Zoning         | M-1              |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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