

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

MLS® #A2202774

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

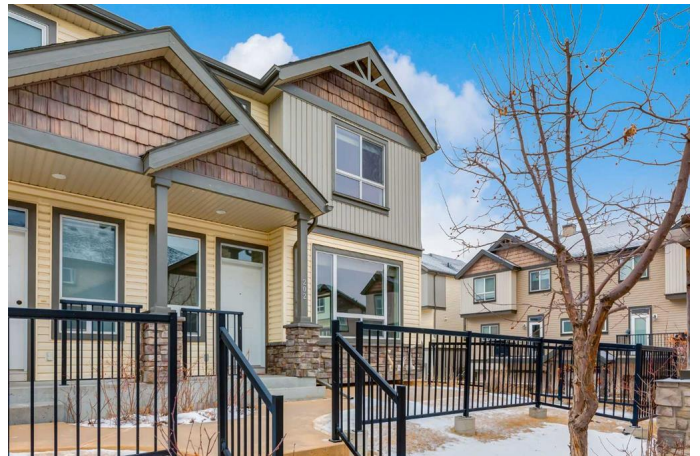
Kincora, Calgary, Alberta

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        43  
Zoning                      M-1  
HOA Fees                  120  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Keller Williams BOLD Realty

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