

# \$440,000 - 202 Kincora Lane Nw, Calgary

MLS® #A2229983

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

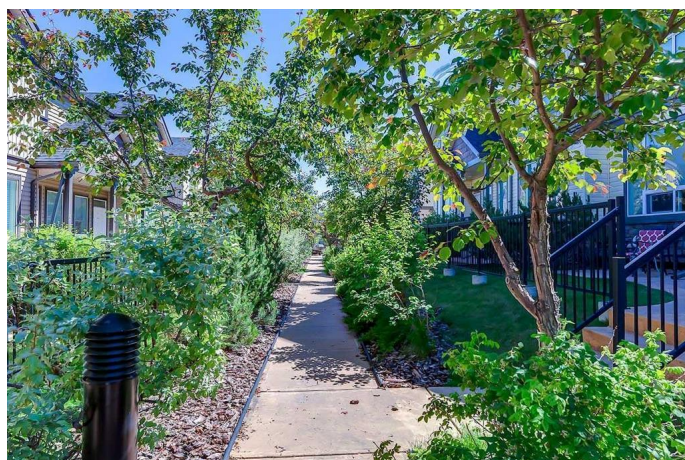
Kincora, Calgary, Alberta

Welcome to this bright 3-bedroom, 2.5-bathroom end-unit townhouse—perfect for a growing family or first-time buyers! Nestled in the heart of Kincora, you'll love being steps away from parks, playgrounds, and walking paths. The open-concept main floor is flooded with natural light from windows on three sides and features gleaming hardwood floors, a cozy upgraded gas fireplace, and convenient main-floor laundry. The stylish kitchen offers ample counter space, a central island with bar seating, and is ideal for both everyday living and entertaining. Step out onto the sunny south-facing deck—perfect for summer BBQs! Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a full ensuite and great closet space. The oversized attached double garage provides plenty of room for parking and storage. Located in a well-managed complex with easy access to shopping, schools, public transit, and Stoney Trail—this home is move-in ready and waiting for you

Built in 2008

## Essential Information

MLS® #	A2229983
Price	\$440,000
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	Partial, Partially Finished

### **Exterior**

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

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	17
Zoning	M-1
HOA Fees	308
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Keller Williams BOLD Realty
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