

# \$450,000 - 182 Kincora Heath Nw, Calgary

MLS® #A2247453

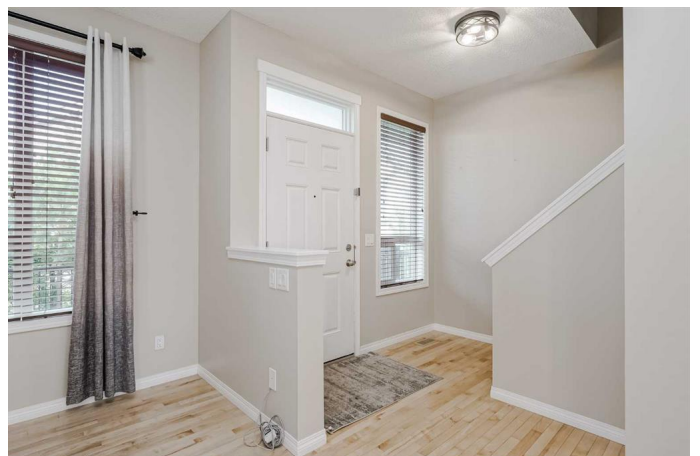
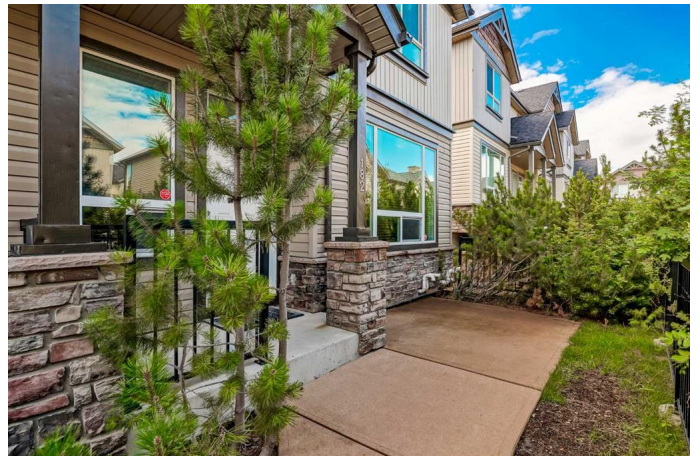
**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,258 sqft  
Residential on 0.03 Acres

Kincora, Calgary, Alberta

**\*\*Experience the perfect blend of comfort and convenience in this beautifully upgraded end-unit townhome in the sought-after EDENMORE complex of Kincora. Offering true "lock-and-leave" living, this stylish 3-bedroom residence features rich hardwood floors, an attached double garage, and a private outdoor space ideal for relaxing in the fresh air (porch 4'11" x 8'1", patio 7'9" x 9'8", plus balcony 4'7" x 9'9")\*\* The open-concept main level boasts soaring 9-foot ceilings, an inviting living room with a cozy stone surround fireplace, and a gourmet maple kitchen complete with granite countertops and stainless steel appliances. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a serene primary suite with a spacious walk-in closet and ensuite. \*\*Practical features include a convenient main-floor laundry/pantry with washer and dryer, plus built-in wire shelving. This pet-friendly complex (with board approval) is just steps from visitor parking and a community playing field with a baseball diamond.\*\* Located minutes from Creekside Shopping Centre and Sage Hill Crossing, with quick access to Deerfoot and Stoney Trails, this home combines modern upgrades, functional design, and a prime location"making it an exceptional choice for today's busy lifestyle.\*\***

Built in 2008



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247453      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,258         |
| Acres          | 0.03          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 182 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 | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas, Living Room, Stone                                                                        |
| Has Basement      | Yes                                                                                            |

Basement                      Finished, Partial

**Exterior**

Exterior Features      Balcony, Private Entrance  
Lot Description        Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance  
                                 Landscape, Street Lighting, Paved  
Roof                        Asphalt Shingle  
Construction            Stone, Vinyl Siding, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed              August 14th, 2025  
Days on Market        14  
Zoning                    M-1 d75  
HOA Fees                105  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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