

# \$399,900 - 53 Kinlea Way Nw, Calgary

MLS® #A2213256

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.02 Acres

Kincora, Calgary, Alberta

"Some of the photos are virtually stage"

Location, Location, Location!

Welcome to this exceptional 3-car parking townhouse located in the heart of North Calgary, where convenience, comfort, and lifestyle meet. Whether you're a first-time homebuyer looking to step into the market or an investor searching for a low-maintenance, high-demand property, this one checks all the boxes.

Step outside your door and experience the unmatched convenience of this prime location. You're just a 15-minute walk to all the amenities you could ever need—Costco, Walmart, T&T Supermarket, a wide selection of restaurants, cafes, banks, fitness centres, and more. Plus, with multiple nearby bus stops, commuting around the city or to work is simple and stress-free. This is city living without the downtown chaos.

The home itself is perfectly designed for both functionality and style. It features a double attached garage with an additional driveway, offering parking for three vehicles—a rare find in townhome living! Tucked away at the back of the complex, this unit also backs onto a lush green space, providing added privacy, beautiful views, and a calm retreat from the busy day-to-day.

Inside, the main floor welcomes you with an open-concept layout that feels bright and



spacious. The east-facing front of the home fills the space with natural morning light, while the west-facing rear captures glowing sunsets in the eveningâ€”creating the perfect ambiance throughout the day. The main floor is ideal for both relaxing and entertaining, with a seamless flow between the living room, dining area, and kitchen.

Upstairs, you'll find dual master bedrooms, each complete with its own private ensuite bathroomâ€”a fantastic setup for roommates, guests, or a small family who appreciates privacy and flexibility. The laundry is conveniently located on the upper level, making laundry days a breeze. Thereâ€™s also generous closet space throughout the home, so youâ€™ll never run out of storage.

This townhouse has everything you're looking for: location, layout, parking, green space, and sunlightâ€”all wrapped up in a modern, low-maintenance package. Don't miss this opportunity to own a fantastic home in one of Calgaryâ€™s most connected and growing communities.

Built in 2013

**Essential Information**

MLS® #	A2213256
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

### Community Information

Address	53 Kinlea Way Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S2

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	None, Finished

### Exterior

Exterior Features	Playground
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	63
Zoning	M-1

### Listing Details

Listing Office	Real Broker
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