

\$429,000 - 53 Kinlea Way Nw, Calgary

MLS® #A2213256

\$429,000

2 Bedroom, 3.00 Bathroom, 1,374 sqft
Residential on 0.02 Acres

Kincora, Calgary, Alberta

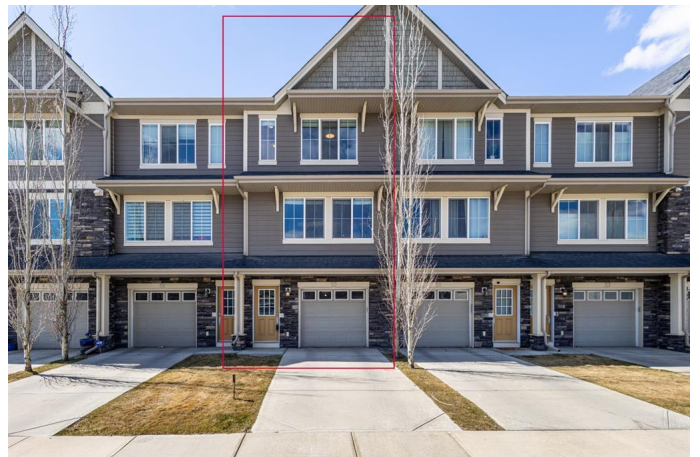
Location, Location, Location!

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	\$429,000
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 Finished, None

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 12
Zoning M-1

Listing Details

Listing Office Real Broker

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