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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**179 Kincora Heath NW, Kincora, Calgary, Alberta, T3R 0G6, Ca**

**MLS®# A2045780**



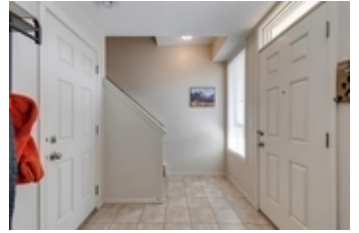
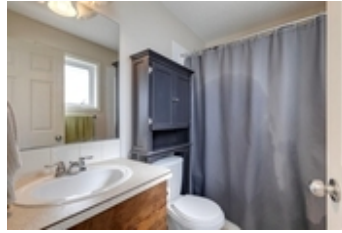
<b>Property Value</b>	\$429,900
<b>Type</b>	Row/Townhouse
<b>Style</b>	2 Storey
<b>Basement</b>	Finished, Partial
<b>Parking</b>	Double Garage Attached
<b>Year Built</b>	2008
<b>Living Area</b>	1,275.65 sq.ft.
<b>Lot Frontage</b>	21 ft
<b>Lot Size Area</b>	1,065 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full & 1 half

## Description

Welcome to the captivating community of Edenmore in Kincora! Prepare to be impressed by this spacious 3-bedroom, 2.5-bathroom townhome that boasts a fabulous layout and an inviting open concept floor plan. Large windows generously bathe the space in natural light, creating a warm and welcoming atmosphere. Step into the main floor and be greeted by an expansive open concept design, featuring 9-foot ceilings, beautiful hardwood flooring, a convenient laundry/storage half bathroom, and a charming balcony located off the kitchen. The kitchen itself is a culinary delight, seamlessly flowing into the dining area and living room, complete with a cozy gas fireplace. Here, you'll discover a second south-facing balcony overlooking greenspace, perfect for enjoying your morning coffee or soaking up the sun. Venture to the upper level, where you'll find three well-proportioned bedrooms, each boasting generous closets to accommodate all your storage needs. The primary suite offers ample space for a king-sized bed, a walk-in closet, and an adjoining 4-piece en-suite bathroom. An additional full bathroom on the same level ensures everyone's comfort and convenience. As you enter the developed lower level, you'll be greeted by a tiled mudroom/foyer, providing a practical entry into the home. Say goodbye to parking woes, as this townhome offers the convenience of an attached double garage, providing ample space for two vehicles.

Kincora itself exudes charm and tranquility, making it the perfect neighborhood for those seeking to immerse themselves in a majestic environment. Enjoy the convenience of its proximity to major roads such as Stoney Trail, Shaganappi Trail, and Symon's Valley Road/Bedding Trail. With a plethora of schools, shopping complexes, and an array of restaurants within walking distance, your every need will be met. To top it all off, a new furnace was installed in 2017, ensuring your comfort and peace of mind. Don't miss out on the opportunity to call this remarkable townhome your own.





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