

# \$464,999 - 78 Kincora Heath Nw, Calgary

MLS® #A2219007

**\$464,999**

3 Bedroom, 3.00 Bathroom, 1,269 sqft  
Residential on 0.03 Acres

Kincora, Calgary, Alberta

Welcome to this beautifully maintained and upgraded 2-storey townhouse offers the perfect blend of comfort, style, and convenience. Featuring a double attached garage, three spacious bedrooms, 2.5 bathrooms and laundry on the main floor. Step inside to a bright and open-concept main floor, where vinyl Plank floors(2025) flow seamlessly through the living and dining areas. The modern kitchen is a chef’s dream, newer stainless steel appliances , a kitchen island in the center, perfect for everyday living An additional private balcony, The best spot for morning coffee or evening relaxation.. The double attached garage offers ample storage, while the mechanical room boasts a well-maintained furnace, hot water tank, ensuring efficiency and peace of mind. Situated in a vibrant community, this move-in-ready home is just moments from parks, shopping centers. Don’t miss your chance to own this stunning townhome!

Built in 2008

## Essential Information

MLS® #	A2219007
Price	\$464,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,269
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	78 Kincora Heath Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G6

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                3  
Zoning                              M-1  
HOA Fees                         105  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    First Place Realty

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