



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

178 Kincora Heath NW
Calgary, Alberta

MLS # A2245111



\$439,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Ready to welcome a brand new family is this lovely townhome in the popular EDENMORE condo project in Kincora…in this prime location just minutes to neighbourhood playing fields, bus stops & shopping. Incredible value & available for quick possession, this terrific two storey home offer 3 bedrooms & 2.5 bathrooms, upgraded laminate floors & attached 2 car garage. Smashing open concept main floor complemented by big windows & 9ft ceilings, great-sized living room with fireplace, spacious dining room area & maple kitchen with black appliances. Total of 3 bedrooms & 2 baths on the upper level, highlighted by the large primary bedroom with walk-in closet & its own ensuite. Access to your newly repainted 2 car garage is in the lower level, along with plenty of extra space for storage. Main floor laundry with stacking Maytag washer & dryer. Super outdoor living space on the balcony…accessed from the kitchen, & the front patio which is the perfect spot for enjoying the fresh open air, entertaining or visiting with your neighbours. Pet-friendly complex (with board approval) & the condo fees include grass cutting & snow removal. Only a few short minutes to shopping (Creekside, Sage Hill Crossing & Beacon Hill), & with its quick easy access to Stoney & Deerfoot Trails, this is an opportunity you won’t want to miss!