

# \$400,000 - 28 Kinlea Common Nw, Calgary

MLS® #A2245676

**\$400,000**

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.02 Acres

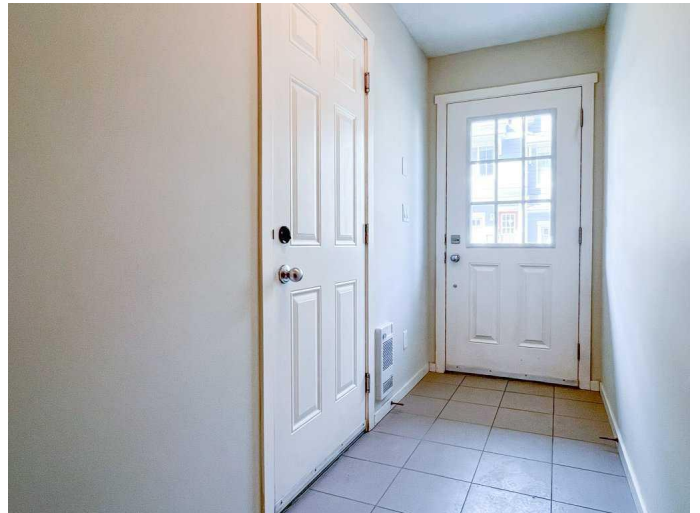
Kincora, Calgary, Alberta

Modern Townhouse in Kincora â€” 2 Master Bedrooms, 2.5 Baths & Double Tandem Garage! Welcome to 28 Kinlea Common NW, a stylish townhouse in the desirable community of Kincora! This move-in ready home features two spacious master bedrooms, each with its own private ensuite, plus a double tandem garage. The double tandem garage offers room for two vehicles plus extra storage or workspace. Conveniently located steps from T&T Supermarket, Walmart, restaurants, and transit, with easy access to Shaganappi & Stoney Trail.

Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245676      |
| Price          | \$400,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,404         |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 28 Kinlea Common Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0S2             |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Snow Removal, Visitor Parking  |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Basement          | None                                                                          |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground   |
| Lot Description   | Interior Lot                        |
| Roof              | Asphalt Shingle                     |
| Construction      | Stone, Wood Frame, Composite Siding |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 84               |
| Zoning         | M-1 d131         |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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