

**78 kincora Heath NW**  
**Calgary, Alberta**

**MLS # A2219007**



**\$464,999**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** TV Wall Mount

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!