

# \$439,999 - 78 Kincora Heath Nw, Calgary

MLS® #A2219007

**\$439,999**

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      | \$439,999 |
| 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, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Window Coverings, Microwave, Washer/Dryer          |
| 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                80  
Zoning                              M-1  
HOA Fees                         105  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    First Place Realty

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