

# \$420,000 - 28 Kinlea Common Nw, Calgary

MLS® #A2245676

**\$420,000**

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.02 Acres

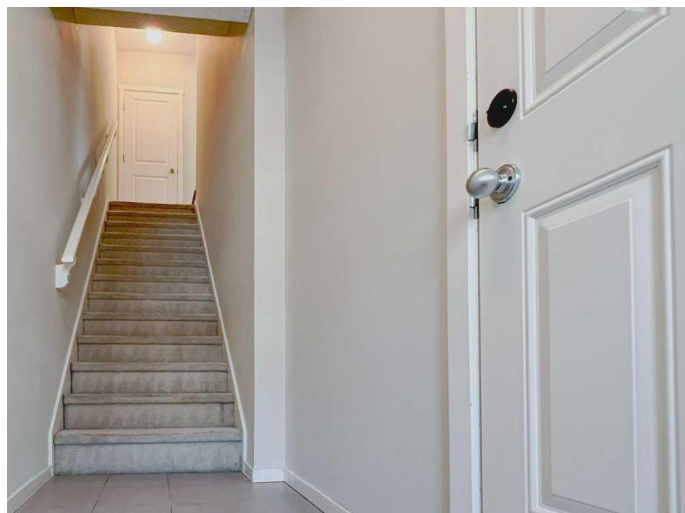
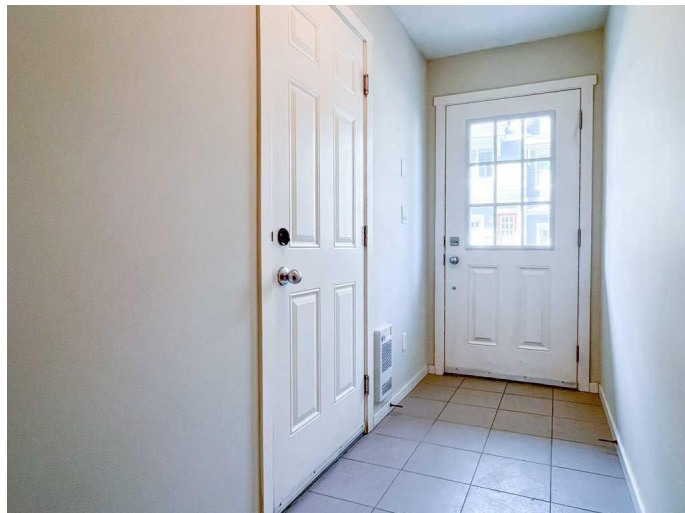
Kincora, Calgary, Alberta

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          | \$420,000     |
| 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      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 35               |
| Zoning         | M-1 d131         |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.