

# \$515,000 - 27 Kincora Heath Nw, Calgary

MLS® #A2242141

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.04 Acres

Kincora, Calgary, Alberta

Welcome to 27 Kincora Heath NW, an end unit townhome that actually feels like a house.

Let's start with the layout. Three bedrooms up, including a primary suite with a walk-in closet, private ensuite, and laundry just steps from your bed. No hauling baskets up and down stairs and mysteriously losing socks on the journey. Across the hall you'll find two more well sized bedrooms with their own bathroom.

The main floor is bright, open, and filled with natural light—thanks to windows on the front, back, and along the entire side wall.

That's the perk of being an end unit, and it makes a big difference. The kitchen flows into the living area where you can cozy up by the gas fireplace in the winter, and there's still room for a proper dining table when it's your turn to host.

And no, it doesn't just have one balcony, it has two. Fire up the BBQ on the balcony off the kitchen (gas line included), or kick back on the front patio with your drink of choice while the sun sets over the ridge.

Downstairs, just off the double garage, there's a bonus room ready to become whatever you want, home gym, office, gaming cave, storage for your Amazon addiction. You do you.



Youâ€™re also in a location that actually makes life easier. Costco is just down the road. So is Walmart, Co-op, Shoppers, and Canadian Tire. Need to hit the gym? Thereâ€™s a Good Life Fitness and Orangetheory close by. Morning running behind? Booster Juice, Starbucks, and Good Earth have you covered. Grab groceries, hit the gym, swing by the pharmacy, grab some drive-thru, and still be home in time for dinner.

This one checks boxes most townhomes canâ€™t, sunlight, storage, double garage, extra space, and a private outdoor area that you will actually want to enjoy!

Built in 2008

### **Essential Information**

MLS® #	A2242141
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.04
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	27 Kincora Heath Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G6

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Pantry, Walk-
Appliances	Dishwasher, Dryer, Garage Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished



## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	M-1 d75
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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