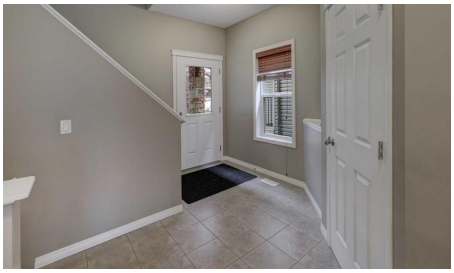
108 Kinlea Link NW

Calgary | Active | MLS® A2345039

$669,900









Bedrooms	Bathrooms	Year Built	Living area
3	4	2009	1,940.56 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

OPEN HOUSE: SATURDAY OCT 03 FROM 11:00 - 1:00 PM. Welcome to this meticulously maintained, smoke-free home situated in a quiet, family-friendly neighborhood. The main level features high ceilings and a spacious open-concept layout complete with a cozy gas fireplace, a walk-in pantry, a main-level half-bath, a foyer walk-in closet, and a stunning kitchen finished with hardwood flooring and granite countertops. Upstairs, you will find a bright bonus room, an upper-level laundry room for everyday convenience alongside three bedrooms, including a generous primary suite with a walk-in closet and a 4-piece ensuite featuring a separate shower and soaking tub. A full 4-piece bathroom serves the additional bedrooms. The fully developed basement (2022) adds versatile living space with a huge recreation room for entertaining and a cozy den suitable for a home office or guest room. Capital upgrades offer complete peace of mind: new asphalt roof shingles (2025), furnace and humidifier (2024) and central A/C (2021). Step outside to an outdoor oasis and unbeatable location. Enjoy a low-maintenance, fully landscaped backyard outfitted with artificial turf, a composite deck, a stamped concrete patio, and a built-in gas line for summer BBQing. Located just steps from a playground and within walking distance of Creekside Shopping Centre and Sage Hill Crossing (groceries, dining, daycares), with the newly approved K-5 Kincora school coming in 2029-2030. (32617480)

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345039
Bedrooms	3
Bathrooms	4
Year Built	2009
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,940.56 sq. ft.

Main Level Finished Area:	822.28 sq. ft.
Upper Level Finished Area:	1,118.29 sq. ft.
Below Grade Finished Area:	678.47 sq. ft.
Acreage:	No
Lot Area:	3,735 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	Northeast
Unit Exposure:	Northeast, Southwest
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0910715
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Other
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Hall, Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Kincora
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 11'1" × 10'6" ·
Main Floor	Foyer · 10'5" × 8'3" ·
Main Floor	Kitchen · 12'2" × 7'4" ·
Main Floor	Living Room · 17'8" × 11'11" ·
2nd Floor	Bedroom · 11'2" × 9'9" ·
2nd Floor	Bedroom · 11'2" × 9'11" ·
2nd Floor	Family Room · 18' × 14' ·
2nd Floor	Laundry · 7'9" × 6'4" ·
2nd Floor	Bedroom - Primary · 14'10" × 13'4" ·

Basement	Den · 13'5" × 9'8" ·
Basement	Game Room · 21'2" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Patio
Lot Features:	Low Maintenance Landscape, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/108-kinlea-link-nw-calgary-a2345039/

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