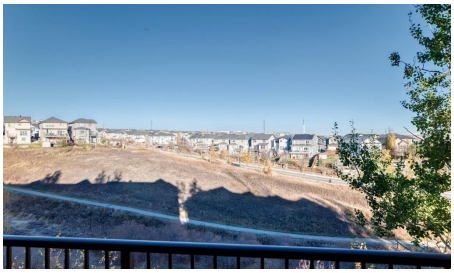
83 Kincora Heath NW

Calgary | Active | MLS® A2353262

$450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2011**	**1,789.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

VIEWS, VIEWS, VIEWS. Welcome to this beautifully maintained 3-bedroom, 3-bathroom end-unit townhome in the desirable community of Kincora, offering nearly 1,800 sq. ft. of bright, open living space, incredible views, and a fantastic location backing onto green space!

Freshly painted and filled with natural light, this two-storey home features a spacious, open-concept layout with beautiful hardwood floors, granite countertops, a cozy gas fireplace, and a large walk-in pantry offering plenty of storage. The thoughtfully designed living area is perfect for both everyday living and entertaining.

Enjoy the outdoors from multiple spaces, including balconies at both the front and back of the home, where you can take in the beautiful views, as well as a back patio overlooking the surrounding green space. With no neighbours directly behind and walking paths just steps away, you'll love the peaceful setting and easy access to the outdoors.

Upstairs, you'll find three bedrooms and the added convenience of upper-level laundry, making everyday living a breeze. The double attached garage provides ample parking and additional storage.

Combining generous living space, an abundance of natural light, beautiful surroundings, and the added privacy of an end unit, this home offers an exceptional opportunity to enjoy everything Kincora has to offer. Don't miss your chance to call this one home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353262
Bedrooms	3
Bathrooms	3
Year Built	2011
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,789.8 sq. ft.
Main Level Finished Area:	738.7 sq. ft.
Condo Fee:	$379.68
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	2,335 sq. ft.
Lot Frontage:	27'2¾"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0815402
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$105.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Edenmore
Community:	Kincora
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes

Main Floor	Balcony · 11'7" × 6'10" ·
Main Floor	Living/Dining Room Combination · 16'9" × 15'4" ·
Main Floor	Kitchen · 15'4" × 10' ·
Main Floor	Pantry · 6'4" × 4'9" ·
Main Floor	Balcony · 8'8" × 4'8" ·
Upper Level	Bedroom · 10'5" × 9'1" ·
Upper Level	Bedroom · 11' × 10' ·
Upper Level	Laundry · 6'9" × 3'2" ·
Upper Level	Walk-In Closet · 7' × 4'5" ·
Upper Level	Bedroom - Primary · 12'9" × 12'2" ·
Lower Level	Entrance · 5'6" × 4'1" ·
Lower Level	Furnace/Utility Room · 7'11" × 7' ·
Lower Level	Office · 16' × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/83-kincora-heath-nw-calgary-a2353262/

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