



**46 Kinlea Common NW
Calgary, Alberta**

MLS # A2304538



\$419,200

Division:	Kincora		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,226 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Interior Lot, Low Maintenance Landscaping		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d131
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Natural light pours through this beautifully maintained townhome, where the main living level is bright, open, and exceptionally well appointed. The living room is anchored by a gas fireplace with built-ins, creating a warm and polished focal point. From there, the layout flows naturally into the dining area and kitchen, where richly stained cabinetry, stainless steel appliances, and a breakfast bar with raised seating offer both style and functionality. Just off the kitchen, the balcony overlooks the courtyard and provides a outdoor extension of the main floor. Upstairs, both bedrooms are generously proportioned and each is complete with a walk-in closet, offering a layout that is both comfortable and well designed for a professional couple, small family or roommates. The primary suite includes its own ensuite bath with an oversized shower, while the second bedroom has direct access to the stylish upstairs bath. A full-size den offers flexible space for a home office, study, nursery, or small gym, while upper-level laundry adds everyday convenience. The heated and drywalled tandem garage accommodates two vehicles and offers future development potential, while the full-length parking pad allows space for an additional vehicle, a rare advantage above many other inner units. A fenced, covered patio extends from the garage to the treed courtyard, while the rear balcony, complete with a natural gas line, overlooks the same setting and offers an easy outdoor retreat. With quick access to major routes, extensive pathway networks, nearby amenities, and the airport, this is a home that balances comfort, convenience, and thoughtful design exceptionally well.