



# GRASSROOTS

REALTY GROUP

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78 Kincora Heath NW  
Calgary, Alberta

MLS # A2307503



## \$449,900

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 323

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** TV Wall Mount

Stylish and move-in ready townhouse in the desirable community of Kincora! This bright and functional home offers 3 bedrooms, 2.5 bathrooms, and an open layout designed for comfortable everyday living. The main floor features modern finishes, a spacious kitchen with island, and plenty of natural light. Enjoy a private balcony and the convenience of a double attached garage. Located in a quiet, well-established area close to parks, shopping, and major routes. Great value for NW Calgary. Book your showing today!