



**39 Kinlea Common NW
Calgary, Alberta**

MLS # A2315858

\$419,900



Division:	Kincora		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,497 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d131
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Quartz Counters		

Inclusions: n/a

39 Kinlea Common NW. Total package, rare 3-bedroom unit. End unit flooded with natural light and a modern open floorplan. Premium upgrades including quartz countertops, deluxe stainless-steel appliances, hardwood floors, & newly installed central A/C. Massive 37' long double garage (tandem) plus room for another vehicle on the driveway. Immaculately maintained and updated. Just steps to all amenities, with ample parking both for residents as well as guests, with the ability to park freely behind the unit. Generously sized principal rooms including spacious primary bedroom with full ensuite bath & walk-in closet. Incredible value in Kincora located close to multiple major shopping centers, schools, easy access to Kincora's network of walking paths and much more!