



**GRASSROOTS**

REALTY GROUP

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**20 Kinlea Common NW  
Calgary, Alberta**

**MLS # A2318045**



**\$400,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d131
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

3 BEDROOMS | 2 1/2 BATHROOMS | END-UNIT TOWNHOME | 1,403 SQFT | DOUBLE TANDEM ATTACHED GARAGE | 2 BALCONIES | LARGE PATIO | Welcome to this bright and spacious end-unit townhome in the sought-after community of Kincora, offering over 1,400 sqft of thoughtfully designed living space and an abundance of natural light thanks to its desirable east-to-west exposure and large windows throughout. This home features new recessed lighting throughout the home with dimmers in addition to new lighting fixtures throughout. The main living level features 9-foot ceilings, stylish vinyl plank flooring, and an open-concept layout designed for both everyday living and entertaining. The living room offers plenty of room to gather and provides direct access to a west facing balcony. The dining room makes a splash with recently completed feature wall. Just off the dining room, the modern kitchen showcases timeless white cabinetry, quartz countertops, stainless steel appliances, and pantry storage and opens onto an east facing balcony to enjoy morning coffees or evening bbqs, complete with a gas hookup. A convenient 2-piece bathroom with new vanity with drawers completes this level. Upstairs, the well-designed floor plan offers 3 bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite with walk in shower with brand new shower head. Two additional bedrooms, a full bathroom, and upper-level laundry with linen closet provide excellent functionality for families, roommates, or those working from home. The ground level features a tandem double attached garage with room for two vehicles plus additional storage. A rear access door leads directly to the large patio and adjacent green space, creating even more outdoor living opportunities in addition to the two balconies. Recent updates include a

brand-new hot water tank (June 2026), updated lighting throughout, fresh paint in kitchen and dining room, professionally cleaned carpets (May 2026), and premium vinyl blind window coverings. Located on a quieter interior street within the complex, with quiet neighbours and directly beside visitor parking, this home offers exceptional convenience and privacy. Enjoy easy access to walking paths, parks, playgrounds, schools, public transit, and the shopping and amenities of Sage Hill, Creekside, and Beacon Hill. This well-managed complex offers low-maintenance with landscaping, snow removal, and street cleaning while living in one of Northwest Calgary's most convenient locations. Perfect as your first home or for a growing family.