



**48 Kinlea Common NW
Calgary, Alberta**

MLS # A2324454

\$415,000



Division:	Kincora		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,380 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	M-1 d131
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Welcome to this rare find in Kincora, offering a bright, open floor plan, great condition throughout, and a highly functional layout designed for comfortable everyday living. The main floor features large windows that fill the home with natural light, along with an open living and dining area that offers plenty of space to relax or entertain. The kitchen is smartly laid out with upgraded appliances, ample storage, and a practical design that makes the most of the space. A convenient main floor powder room adds everyday function for guests and family alike. Upstairs, you’ll find two generous bedrooms, each with its own private ensuite, making this an ideal setup for roommates, guests, or anyone wanting extra privacy. Top floor laundry adds another layer of convenience right where you need it. The double garage provides excellent flexibility with room for two vehicles, extra storage, or the option to create a home gym or workspace. A front parking spot adds even more convenience. Close to parks, pathways, shopping, restaurants, and major routes, this well kept home is a fantastic opportunity in a great northwest Calgary location. Be sure to check out the 3D tour, and contact your favourite Realtor to book a private showing.