

# \$460,000 - 182 Kincora Heath Nw, Calgary

MLS® #A2247453

**\$460,000**

3 Bedroom, 3.00 Bathroom, 1,258 sqft  
Residential on 0.03 Acres

Kincora, Calgary, Alberta

**\*\*OPEN HOUSE SAT AUG 16TH 1-3PM\*\***

Experience the perfect blend of comfort and convenience in this beautifully upgraded end-unit townhome in the sought-after EDENMORE complex of Kincora. Offering true "lock-and-leave" living, this stylish 3-bedroom residence features rich hardwood floors, an attached double garage, and a private outdoor space ideal for relaxing in the fresh air (porch 4'11" x 8'1", patio 7'9" x 9'8", plus balcony 4'7" x 9'9")\*\* The open-concept main level boasts soaring 9-foot ceilings, an inviting living room with a cozy stone surround fireplace, and a gourmet maple kitchen complete with granite countertops and stainless steel appliances. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a serene primary suite with a spacious walk-in closet and ensuite. \*\*Practical features include a convenient main-floor laundry/pantry with washer and dryer, plus built-in wire shelving. This pet-friendly complex (with board approval) is just steps from visitor parking and a community playing field with a baseball diamond.\*\* Located minutes from Creekside Shopping Centre and Sage Hill Crossing, with quick access to Deerfoot and Stoney Trails, this home combines modern upgrades, functional design, and a prime location—making it an exceptional choice for today's busy lifestyle.\*\*

Built in 2008



## Essential Information

MLS® #	A2247453
Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	182 Kincora Heath Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0G6

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes

Basement	Finished, Partial
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## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	M-1 d75
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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