



## 53 Kinlea Way Calgary Alberta

\$410,000

"Some of the photos are virtually stage" Location, Location, Location! Welcome to this exceptional 3-car parking townhouse located in the heart of North Calgary, where convenience, comfort, and lifestyle meet. Whether you're a first-time homebuyer looking to step into the market or an investor searching for a low-maintenance, high-demand property, this one checks all the boxes. Step outside your door and experience the unmatched convenience of this prime location. You're just a 15-minute walk to all the amenities you could ever need—Costco, Walmart, T&T Supermarket, a wide selection of restaurants, cafes, banks, fitness centres, and more. Plus, with multiple nearby bus stops, commuting around the city or to work is simple and stress-free. This is city living without the downtown chaos. The home itself is perfectly designed for both functionality and style. It features a double attached garage with an additional driveway, offering parking for three vehicles—a rare find in townhome living! Tucked away at the back of the complex, this unit also backs onto a lush green space, providing added privacy, beautiful views, and a calm retreat from the busy day-to-day. Inside, the main floor welcomes you with an open-concept layout that feels bright and spacious. The east-facing front of the home fills the space with natural morning light, while the west-facing rear captures glowing sunsets in the evening—creating the perfect ambiance throughout the day. The main floor is ideal for both relaxing and entertaining, with a seamless flow between the living room, dining area, and kitchen. Upstairs, you'll find dual master bedrooms, each complete with its own private ensuite bathroom—a fantastic setup for roommates, guests, or a small family who appreciates privacy and flexibility. The laundry is conveniently located on the upper level, making laundry days a breeze. There's also gene...

Living room 15.00 M x 15.50 M  
Dining room 9.60 M x 15.50 M  
Kitchen 12.00 M x 13.40 M  
2pc Bathroom 5.20 M x 5.10 M  
Primary Bedroom 11.30 M x 11.70 M

Other 12.10 M x 3.80 M  
4pc Bathroom 4.11 M x 7.10 M  
4pc Bathroom 7.11 M x 4.11 M  
Bedroom 10.11 M x 11.60 M  
Furnace 6.00 M x 3.50 M

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.mingtherealtor.net/>



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