



## 26 Kinlea Common Calgary Alberta

\$440,000

**\*\* OPEN HOUSE SUNDAY DECEMBER 1ST 2PM-4PM \*\*** Welcome to this move-in ready townhouse in Kincora offering the perfect blend of comfort, convenience, and style. This home features tons of upgrades, 2 spacious bedrooms, a versatile den, 2.5 bathrooms, and a double tandem garage! The main level has a bright open floor plan with gorgeous engineered hardwood floors and 9ft ceilings throughout. Included on this level is a beautifully designed kitchen with granite countertops, plentiful cabinet space, and stainless steel appliances. This east facing deck leads out to views of the courtyard perfect for your morning coffees. Upstairs, you will find two generous bedrooms, 2 full bathrooms as well as a flexible den that can serve as a home office, extra bedroom, nursery, or playroom. This level also includes a conveniently located laundry closet. The double tandem car garage also has some versatility as well. You can either park 2 cars or park 1 car and create a workshop or add in additional storage in the back as there is a large windows and a door leading out to the sizable patio space! In terms of location, you cant get any better than this! With walking distance to T&T, Walmart, restaurants, and just minutes from shopping centers, parks, and pathways, you'll have everything you need right at your doorstep. Quick access to Simons Valley Parkway, Shaganappi, and Stoney Trail ensures easy commuting. Whether you're seeking a great investment opportunity or a low-maintenance lifestyle, this property checks all the right boxes! (id:6769)

Kitchen 13.50 Ft x 11.50 Ft  
Dining room 12.08 Ft x 12.00 Ft  
Living room 15.50 Ft x 12.75 Ft  
2pc Bathroom Measurements not available  
Primary Bedroom 10.08 Ft x 13.75 Ft

Bedroom 11.58 Ft x 9.92 Ft  
3pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Den 7.92 Ft x 9.25 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://knrealestate.ca/>

**RE/MAX Realty Professionals**

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