



# 42 Kinlea Common Calgary Alberta

\$475,000

The key to a great investment property is location, and this townhouse has it, and so much more! Tucked away in a quiet, secluded complex, it backs onto a private courtyard, providing a tranquil, living environment. The main level outdoor patio is finished with exposed aggregate concrete, offering easy, maintenance-free living. Situated just minutes from multiple shopping centers, parks, and pathways, with quick access to Simons Valley Parkway and Stony Trail, this home ensures convenient commutes. This property checks all the right boxes, featuring a spacious open living area and two generous primary suites. The roomy double tandem garage also offers additional storage space, and combined with the driveway, this unit can accommodate parking for up to three cars. Whether you're seeking a prime investment opportunity or a hassle-free condo lifestyle, this townhouse has it all and is move-in ready! (id:6769)

- 3pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available
- Primary Bedroom 11.50 Ft x 10.92 Ft
- Primary Bedroom 14.75 Ft x 11.25 Ft
- Other Measurements not available
- Other Measurements not available

- 2pc Bathroom Measurements not available
- Dining room 11.08 Ft x 9.67 Ft
- Kitchen 11.50 Ft x 11.08 Ft
- Living room 17.42 Ft x 11.00 Ft
- Furnace Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://shopcalgaryhomes.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca