

# \$449,900 - 235 Kincora Lane Nw, Calgary

MLS® #A2225347

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Welcome to this beautifully maintained END-UNIT townhouse in the quiet and family-friendly community of KINCORA. With 3 BEDROOMS, 2.5 BATHROOMS, and an OPEN-CONCEPT LAYOUT, this home offers both comfort and functionality—perfect for growing families!

Enjoy the natural light that floods through extra windows thanks to its desirable end-unit location. The modern kitchen, spacious living area, and ATTACHED 2-CAR GARAGE add to the convenience and appeal.

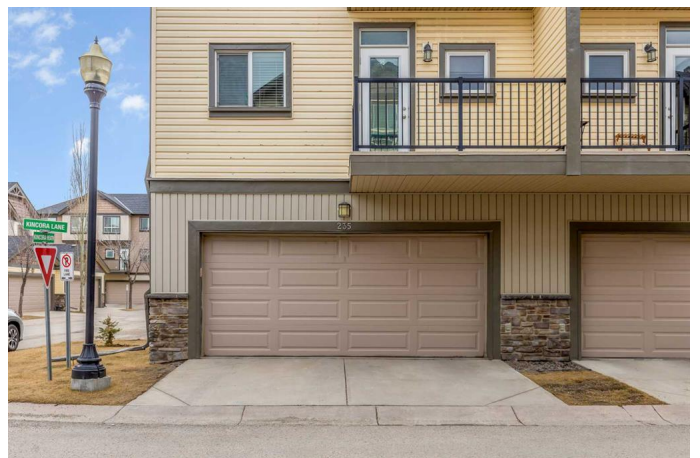
Located NEAR PUBLIC TRANSIT and close to parks, schools, and shopping—this home checks all the boxes!

Don't miss your chance to own this gem in one of NW Calgary's most sought-after neighbourhoods.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2225347  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,250     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2008          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 235 Kincora Lane Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0G7             |

### Amenities

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

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, None                                                                                                          |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony                                   |
| Lot Description   | City Lot, Few Trees, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle, Shingle                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 17             |
| Zoning         | M-1            |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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