

## \$739,900 - 180 Kinlea Link Nw, Calgary

MLS® #A2264655

**\$739,900**

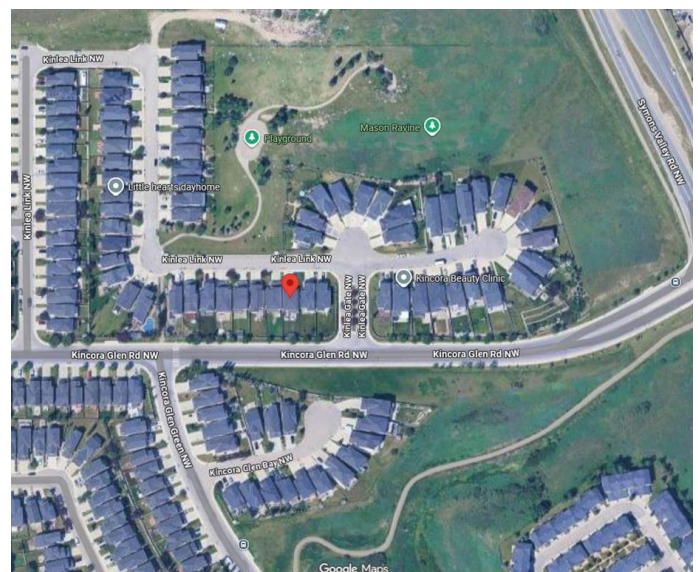
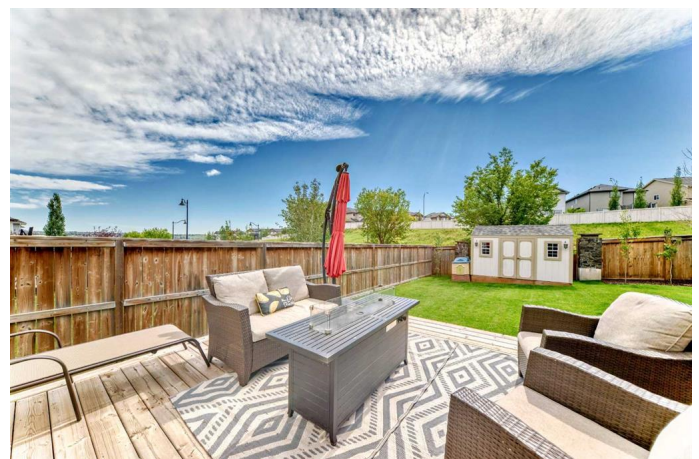
3 Bedroom, 3.00 Bathroom, 2,269 sqft  
Residential on 0.11 Acres

Kincora, Calgary, Alberta

OPEN HOUSE: SUNDAY NOVEMBER 2ND  
from 2:00-4:00PM – MOVE IN READY FOR  
YOU TO CALL HOME. Set on a quiet street  
with GREENSPACE OUT FRONT, NO  
NEIGHBOURS BEHIND, and a PARK AND  
PLAYGROUND just across the street, this  
two-storey home hits every mark for comfort,  
connection, and everyday function. With  
almost 2300 sq ft in this FRONT ATTACHED  
GARAGE home, you will find great value while  
it checks all the boxes.

Inside, the TWO STOREY FRONT FOYER opens to a layout that gets it right from the start. The kitchen balances style and practicality with a CENTRAL ISLAND, stone counters, and a WALK-THROUGH PANTRY tucked perfectly between the mudroom and cooking space. A dedicated DINING ROOM OR FLEX SPACE beside the kitchen makes hosting effortless, while the bright rear nook turns weekend pancakes into tradition. In the living room, a GAS FIREPLACE brings warmth and a natural gathering point to the main floor. The MUDROOM is every organizer's dream—complete with a UTILITY SINK and direct access to the kitchen through that convenient pantry connection.

Upstairs, the flow continues. Three bedrooms and a BONUS ROOM shape a floorplan that actually feels livable. The primary bedroom is spacious and calm, with a spacious ENSUITE that delivers on every wish: a SOAKER TUB, DUAL-SINK VANITY, and a WALK-IN CLOSET that makes mornings manageable.



Downstairs, the unfinished basement offers endless POTENTIAL—whether that means a home gym, media room, or play zone down the road.

But the real magic happens out back. The TWO-TIERED DECK and PERGOLA create a perfect outdoor stage for relaxing or entertaining. The yard is PRIVATE, LANDSCAPED, and ready for summer gatherings, complete with an OVERSIZED SHED for all the extras.

It’s the kind of property that feels like it belongs exactly where it is—front and back both look toward green, with no sense of crowding. That balance of privacy and openness is rare, and it’s what makes this home stand out.

Located in KINCORA, one of Northwest Calgary’s most FAMILY-FRIENDLY communities, you’re surrounded by scenic pathways, parks, and every convenience nearby. Creekside and Sage Hill Shopping Centres, public transit, and Stoney Trail are all just minutes away—making errands, school runs, and commutes as easy as life should be.

Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264655    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,269       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status Active

### Community Information

Address 180 Kinlea Link Nw  
Subdivision Kincora  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3R 0C2

### Amenities

Amenities Park, Playground  
Parking Spaces 4  
Parking Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Humidity Control, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Private Entrance, Private Yard, Storage  
Lot Description Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Sloped  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-G                |
| HOA Fees       | 210                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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