

\$399,900 - 53 Kinlea Way Nw, Calgary

MLS® #A2213256

\$399,900

2 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.02 Acres

Kincora, Calgary, Alberta

"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 eveningâ€”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 bathroomâ€”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. Thereâ€™s also generous closet space throughout the home, so youâ€™ll never run out of storage.

This townhouse has everything you're looking for: location, layout, parking, green space, and sunlightâ€”all wrapped up in a modern, low-maintenance package. Don't miss this opportunity to own a fantastic home in one of Calgaryâ€™s most connected and growing communities.

Built in 2013

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2213256 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,374 |
| Acres | 0.02 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |

| | |
|--------|----------|
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 53 Kinlea Way Nw |
| Subdivision | Kincora |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0S2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 3 |
| Parking | Single Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Playground |
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 68 |
| Zoning | M-1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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