

# \$649,900 - 56 Kinlea Link Nw, Calgary

MLS® #A2232410

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 0.08 Acres

Kincora, Calgary, Alberta

OPEN HOUSE SUNDAY SEPTEMBER 7TH 1-3PM. Welcome to 56 Kinlea Link NW! This beautifully maintained former show home is loaded with upgrades and features a double attached garage and a WALK-OUT basement.

Step inside to a spacious foyer with soaring cathedral ceilings that create a grand first impression. The main level boasts 9-foot ceilings, hardwood floors, and ceramic tile throughout. The cozy living room is centered around a gas fireplace—perfect for relaxing evenings. The kitchen is a chef’s dream, offering two-tier countertops with a breakfast bar, GAS stove, stainless steel appliances, a walk-in pantry, and ample cabinetry. The adjoining dining area leads to a second-level deck that overlooks the private, landscaped backyard. Also on the main level, you’ll find a convenient laundry room with a sink, plus a 2-piece guest bath. Upstairs, the 9-foot ceilings continue, opening up to a spacious bonus/family room, three bedrooms, and two full bathrooms including the luxurious primary retreat featuring a walk-in closet and a spa-like 4-piece ensuite with a jetted soaker tub. The undeveloped walk-out basement offers endless possibilities for a future in-law suite or rental income. Enjoy the fully fenced, private backyard and stay cool in the summer with central A/C. Recent updates include new toilets and a washing machine. Ideally located next to miles of paved walking trails and within walking distance to parks, playgrounds, schools, shopping, dining, and essential



servicesâ€”with easy access to both Stoney Trail and Deerfoot Trail.

Built in 2009

### Essential Information

MLS® #	A2232410
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	56 Kinlea Link Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0C3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	74
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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