

\$410,000 - 53 Kinlea Way Nw, Calgary

MLS® #A2213256

\$410,000

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 evening—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 bathroom—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. There's also generous closet space throughout the home, so you'll never run out of storage.

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

Built in 2013

Essential Information

MLS® #	A2213256
Price	\$410,000
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	60
Zoning	M-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.