

# \$429,000 - 53 Kinlea Way Nw, Calgary

MLS® #A2213256

**\$429,000**

2 Bedroom, 3.00 Bathroom, 1,374 sqft  
Residential on 0.02 Acres

Kincora, Calgary, Alberta

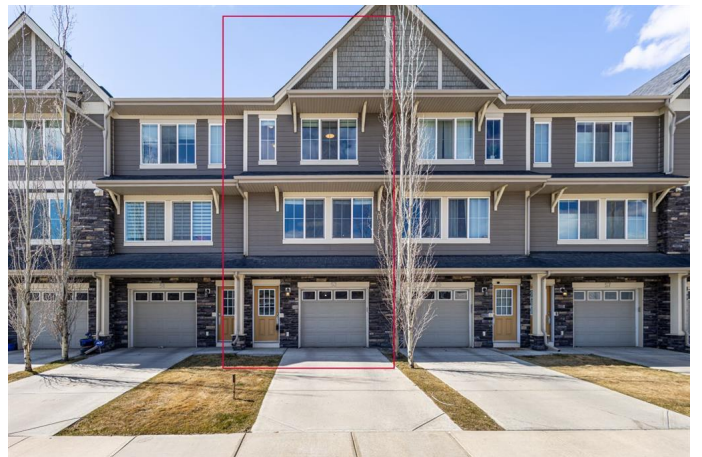
Location, Location, Location!

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	\$429,000
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 10  
Zoning M-1

### Listing Details

Listing Office Real Broker

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