

**51 Kinlea Way NW**  
**Calgary, Alberta**

**MLS # A2229348**



**\$415,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Pantry, Quartz Counters		

<b>Inclusions:</b>	N/A
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Exceptional 3-Car Parking Townhouse in NW Calgary Welcome to this beautifully maintained townhouse offering rare 3-car parking in a prime Northwest Calgary location. Featuring a double attached garage plus a driveway stall, this home provides both convenience and functionality. The main floor boasts a bright open-concept layout with east-facing morning light and west-facing sunset views. The spacious living and dining areas flow seamlessly into a well-appointed kitchen—perfect for both everyday living and entertaining. Upstairs offers three generously sized bedrooms, including a primary suite with a private ensuite, a full main bathroom, and convenient upper-floor laundry. Ample closet space throughout provides practical storage for modern living. Located within walking distance to Costco, Walmart, T&T Supermarket, restaurants, caf  s, banks, fitness places, and multiple transit options. Enjoy all the conveniences of city life without the congestion of downtown. This low-maintenance, move-in-ready home is ideal for first-time buyers, small families, or investors looking for value, space, and a strong location. Don’t miss out—schedule your private showing today!