

# \$489,900 - 8 Kinlea Common Nw, Calgary

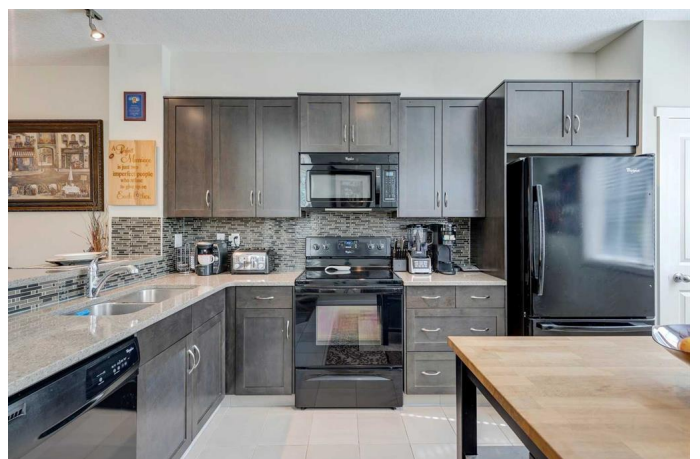
MLS® #A2259897

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,359 sqft  
Residential on 0.04 Acres

Kincora, Calgary, Alberta

FULLY FURNISHED! 3 Bedroom Townhouse in Kincora! Turnkey home or executive rental! Welcome to this stunning three bedroom, two and a half bathroom townhouse in the sought after community of Kincora. Designed for both comfort and style, this property offers the ultimate turnkey experience, whether you're looking to move straight into a beautifully finished home or secure a ready made executive rental investment. The open concept main floor is highlighted by a custom feature wall in the living room, adding sophistication and warmth to the space. The modern kitchen includes a pantry, upgraded appliances, and everything you need already in place. From the livingroom, step out onto your private back deck overlooking green space, a perfect setting for morning coffee or evening gatherings. Upstairs, three spacious bedrooms provide flexibility for family life, guest accommodations, or a dedicated home office. The heated tandem garage is fully drywalled and equipped with overhang and extra storage, offering both practicality and convenience, also a "man" cave, ideal for entertaining or relaxing. Every detail has been considered, this home is sold fully furnished with stylish furniture, curated artwork, electronics, and complete kitchen essentials. All you need to do is bring your suitcase! For buyers, this property delivers a complete, move-in ready lifestyle with no extra costs or upgrades required. For investors, it represents a rare opportunity to purchase a fully outfitted



executive rental in one of Calgary's desirable family-friendly communities, with strong demand from professionals seeking a high-quality furnished home. This is more than a townhouse, it's a ready made home or investment with every feature already in place!

Built in 2013

**Essential Information**

MLS® #	A2259897
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,359
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	8 Kinlea Common Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3Z5

**Amenities**

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Single Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	M-1d53

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.