

\$375,000 - 43 Kinlea Common Nw, Calgary

MLS® #A2261178

\$375,000

2 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.03 Acres

Kincora, Calgary, Alberta

Is this THE BEST PRICED, PET-FRIENDLY, AND SUNNY TOWNHOME WITH ATTACHED GARAGE AND STREET PARKING in all of Kincora? We sure think so! We also encourage you to look in neighbouring Sherwood, Nolan Hill, and Sage Hill, this is the 2 bedroom 2.5 bathroom townhome you have been waiting for! Are you tired of seeing overpriced, outdated, or properties with mistreated interiors hit the market over and over again? We hear you! Welcome to Prospect Rise, conveniently located in one of the most accessible locations in all of NW Calgary, PERFECT for the single professional "or couple" that values quality, location, and proximity to all services and amenities. Forget about having to update and upgrade an old townhome unit for months on end and enjoy "from the moment you move in" this very well kept, well-illuminated open-floor plan layout. Besides a spacious living room and dining room, your well equipped kitchen also comes with double doors that lead not only to your rear deck and separate entry, but also provide immediate access to street parking both for you and your guests.

Upstairs you can find the always-desired DOUBLE PRIMARY BEDROOM layout, each with their own ensuite. Finally, don't forget about the ATTACHED TANDEM GARAGE! You can forget about scraping snow off your vehicle, and sleep easy knowing your car and its belongings are safely stored indoors. This UPDATED, PET-FRIENDLY, LOW CONDO



FEES townhome located right in the heart of Kincora has everything you need and is looking for a new owner who wants to quick access to it all: 7 minute drive from Costco, across the street from playing fields for your little ones, 3-6 min drive to various schools, and easy access to Stoney Trail for all your commuting needs. This unit shows 10/10 in photos and even better in person. Call your Realtor of choice and book a showing today!

Built in 2013

Essential Information

MLS® #	A2261178
Price	\$375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	43 Kinlea Common 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	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other, Barbecue
Lot Description	Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	14
Zoning	M-1 d131

Listing Details

Listing Office	eXp Realty
----------------	------------

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.