

\$759,900 - 180 Kinlea Link Nw, Calgary

MLS® #A2256581

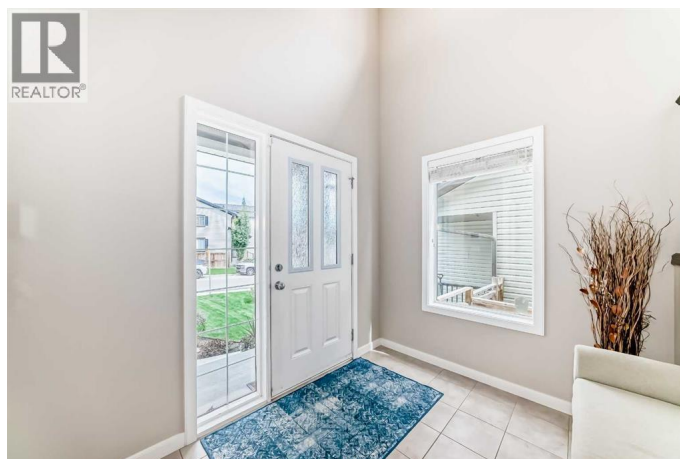
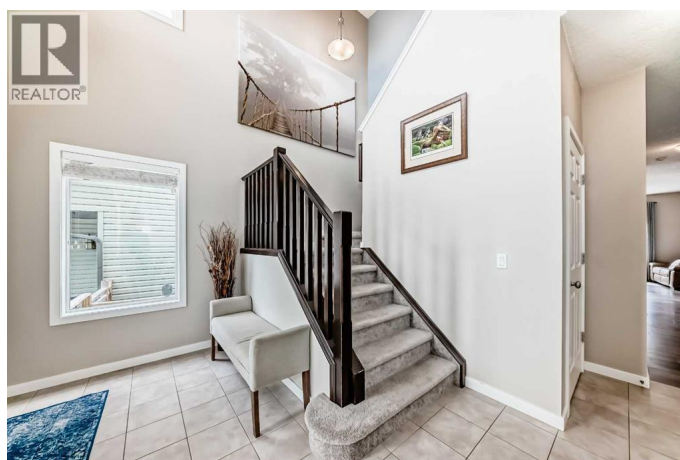
\$759,900

3 Bedroom, 3.00 Bathroom, 2,269 sqft

Single Family on 0.11 Acres

Kincora, Calgary, Alberta

DESIRABLE NORTHWEST ADDRESS - GREENSPACE OUT FRONT, NO NEIGHBOURS BEHIND, and a little more breathing room than most expect inside city limits. Across the street, a park and playground stretch wide; beyond the back fence, there's only a city road and another patch of green. Instead of feeling crowded, you feel open—connected to light and air. This FAMILY FRIENDLY COMMUNITY is ready for you. The front door swings open and your shoulders drop—the TWO-STOREY FOYER lifts the whole mood, reminding you that space isn't just square footage, it's how a house makes you feel. From there, the main floor balances everyday ease with entertaining potential: GRANITE COUNTERS, a CENTRAL ISLAND, and a WALKTHROUGH pantry tucked right where you need it. A DINING ROOM OR FLEX SPACE next to the kitchen sets the stage for celebrations, while the casual nook at the back turns Saturday pancakes into a ritual. The living room centres on a GAS FIREPLACE with a clean mantle and tile surround—simple, timeless, and the kind of focal point that makes a house feel like home. The mudroom pulls its weight in a smarter way—laundry lives here with a UTILITY SINK for the messy jobs, while the nearby closet takes coats and gear out of circulation. Best of all, the space connects directly to the kitchen with a WALK-THROUGH PANTRY, so groceries land and disappear in



one trip. Upstairs, the layout finds its rhythm with three bedrooms and a BONUS ROOM that anchors the upper floorâ€”bright, flexible, and ready to shape-shift into movie nights, Lego marathons, or a sunlit home office that makes Zoom calls feel civilized. The master bedroom is more than generous, and its ensuite doesnâ€™t hold back: a SOAKER TUB to melt into, DUAL-SINK VANITY to keep mornings calm, and a walk-in closet that swallows the piles. The unfinished basement is more than just storageâ€”itâ€™s POTENTIAL, with space mapped for a recreation room, games area, or home gym. But the real showstopper is outside. The TWO-TIERED DECK isnâ€™t just a n add-on, itâ€™s an outdoor stageâ€”dine, lounge, or stretch out under the PERGOLA while the VERY SPACIOUS yard stays private and polished. The shed is included, the LANDSCAPING IS DONE, and weekends donâ€™t hand you a to-do listâ€”they hand you a reason to invite friends over. WHAT MAKES THIS PROPERTY STAND OUT ISNâ€™T ONLY WHATâ€™S INSIDE, but how it sits: front and back both look toward green, and the lot never feels crowded. ITâ€™S A POCKET OF CALM IN KINCORA, with beautiful parks, tons of pathways, and shopping nearby. Ideally located in a family-friendly neighborhood, this home is just a quick trip to Creekside Shopping Centre, Sage Hill Shopping Centre, Public transit and offers easy access to Stoney Trailâ€”making daily commutes a little easier on you. Come see it in personâ€”because this isnâ€™t just a tour, itâ€™s a feeling. And itâ€™s waiting for you. (id:6289)

Built in 2009

Essential Information

Listing #	A2256581
Price	\$759,900

Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,269
Acres	0.11
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	180 Kinlea Link Nw
Subdivision	Kincora
City	Calgary
Province	Alberta
Postal Code	T3R0C2

Amenities

Amenities	Park, Playground, Shopping
Features	See remarks, No neighbours behind, No Animal Home, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

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