

# \$650,000 - 174 Kincora Park Nw, Calgary

MLS® #A2109711

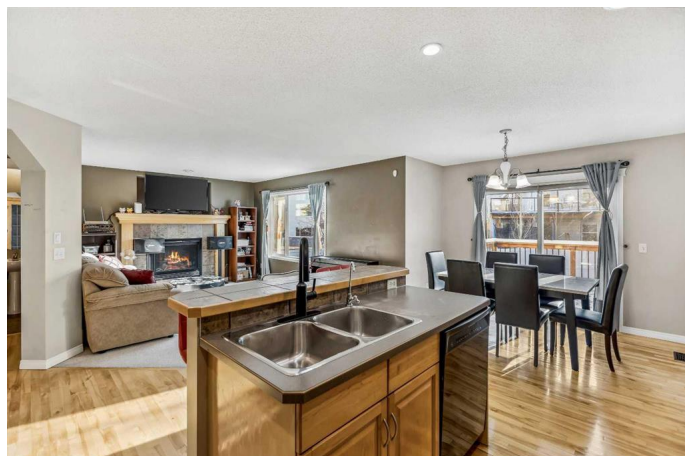
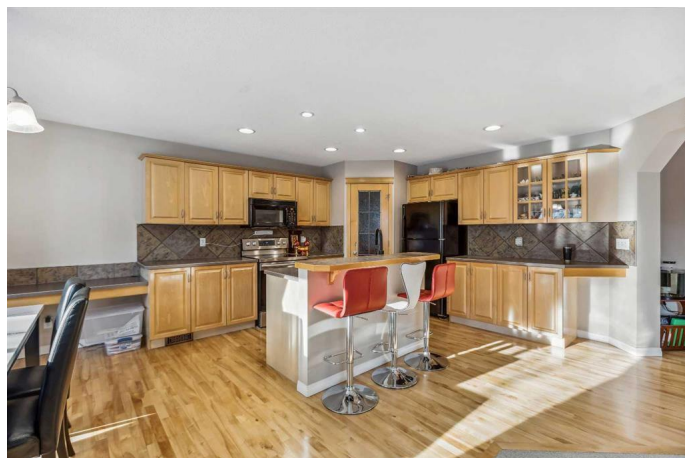
**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

Welcome Home! Nestled in the heart of the charming Kincora community, this meticulously maintained Jayman-built home awaits you! With a prime location, this home offers not just a cozy haven but also the convenience of easy access to an array of amenities. Whether you're looking for your favourite shops, places of worship, or simple commuting solutions, this home has it all. The Calgary Airport is just 20 minutes away, and downtown is a quick 25-minute drive. Now, let's take a peek inside your future home. Situated on a double-wide pie lot, this property is bathed in natural sunlight, making it perfect for hosting gatherings, playing with the kids or dogs, or simply unwinding in your backyard oasis. The finished, oversized double garage and a driveway with space for four cars provide ample parking options. A few notable updates include a new roof, a new oven, and a drinking water filter in the kitchen, ensuring your home is up to date and ready for your enjoyment. The main floor boasts an open concept floor plan where the kitchen is the heart of the home, flowing seamlessly into the dining room and living room. A convenient main floor powder room adds to the functionality. Upstairs, you'll discover a bonus room, offering flexibility for various uses, and a well placed laundry room for added convenience. Three bedrooms await you on this level, with the primary bedroom being a true retreat. Your dreamy ensuite is the epitome of luxury and where you will find your walk in closet. There is



another 4-piece bathroom on this floor to serve the remaining bedrooms. The basement holds endless possibilities, waiting for your personal touch. Whether you envision a home gym, a recreation space, or a cozy hideaway, this space can become whatever your heart desires. Don't miss out on the opportunity to make this house your home!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2109711    |
| Price          | \$650,000   |
| Sold Price     | \$671,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,672       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 174 Kincora Park Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 1L2             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Yard, Lawn, Irregular Lot, Landscaped |
| Roof              | Asphalt                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2024 |
| Date Sold      | March 14th, 2024    |
| Days on Market | 16                  |
| Zoning         | R-1N                |
| HOA Fees       | 200.00              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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