

\$775,000 - 62 Kincora Manor Nw, Calgary

MLS® #A2120133

\$775,000

3 Bedroom, 3.00 Bathroom, 2,194 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

CANCELED Open house Saturday April 6th, 2-4 pm Welcome to 62 Kincora Manor NW, Calgary! Nestled within the desirable community of Kincora, with ample green space and a prime location. Situated on a spacious corner lot spanning 5,263 square feet, side walk though meaning no snow removal hassle. The expansive backyard provides the perfect setting for summer gatherings and outdoor entertainment.

Step inside to discover an open layout with high beamed ceilings, creating a uniquely spacious living area. The main floor features a versatile office space alongside a generously sized kitchen. With 3 bedrooms, 2.5 baths, and a total floor area of 2,194 square feet, this residence offers comfort and functionality for modern living.

Recent upgrades enhance the home's appeal, including new appliances in the kitchen, a new air conditioning system, and luxurious vinyl plank flooring throughout. Additionally, the half bathroom has been beautifully renovated, and new lighting fixtures. Abundant windows invite natural light to fill the interior, while a south-facing orientation enhances brightness. Enjoy the luxury of 9 and 10-foot ceilings on the main floor, adding to the sense of space and airiness. The unfinished basement, boasting a 9-foot ceiling, presents an opportunity for customization to suit your family's needs.

Don't miss the chance to make this meticulously maintained residence your own,



offering both comfort and style in a desirable
Calgary location.

Built in 2006

Essential Information

MLS® #	A2120133
Price	\$775,000
Sold Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,194
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	62 Kincora Manor Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot, Gazebo, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 10th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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