

\$699,900 - 56 Kincora Hill Nw, Calgary

MLS® #A2122393

\$699,900

3 Bedroom, 3.00 Bathroom, 2,045 sqft

Residential on 0.09 Acres

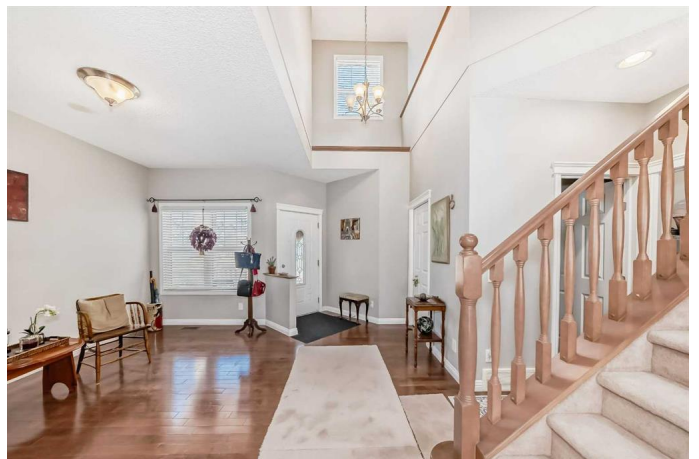
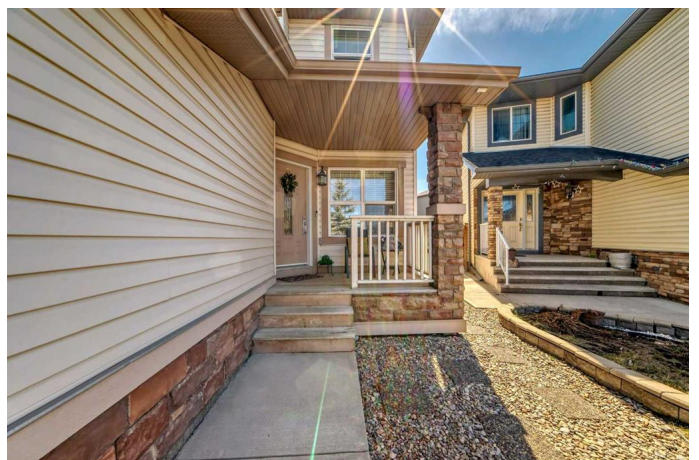
Kincora, Calgary, Alberta

Introducing this exquisite detached single-family home, nestled on a tranquil, picturesque street in the highly sought-after NW community of Kincora. This property offers more than just a house; it presents a unique lifestyle. If you desire large windows to watch the kids in the backyard or to monitor your barbecue as you grill your specialty, this house model has it all!

Upon entering, you'll be welcomed by an open foyer and spacious sitting room. The main level features beautiful hardwood flooring, while natural light fills the kitchen, dining room, and living room, thanks to the favorable southern back window orientation. The kitchen boasts upgraded cabinets and a brand-new stainless-steel fridge, range, and dishwasher. The family room features an elegant fireplace with a high-end wooden mantle.

Upstairs, you'll discover a luxurious bathtub, a walk-in closet in the master bedroom, and a 4-piece guest bathroom adjacent to the two additional bedrooms, all of which are of decent size. Skylights above the hallway flood the entire upper floor with ample daylight. Additionally, the bonus room features five windows, making it super bright, despite its northern location.

The most notable feature of this house is the entrance to the basement, which can be totally separated without any additional cost, even



though it is not a walk-out basement. This unique layout adds value to the house, making it incredibly attractive to buyers or investors who wish to apply for a second legal suite or run an Airbnb business.

The house's location provides easy access to major roadways such as Stoney Trail, Shaganappi Trail, and Symons Valley Blvd, making navigating the city a breeze. Commuting is hassle-free, with the airport just a 20-minute drive away and the vibrant city center only a quick 25-minute journey from your doorstep.

Experience unparalleled comfort in this remarkable residence – schedule a viewing today to make it your new home. Don't miss the chance to make this remarkable property your new residence!

Built in 2007

Essential Information

MLS® #	A2122393
Price	\$699,900
Sold Price	\$704,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,045
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	56 Kincora Hill Nw
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Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0A9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Humidifier, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Fireplace(s), Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Brick, Cedar, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 1st, 2024
Days on Market	17
Zoning	R-1N
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

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