

# \$743,900 - 221 Kincora Heights Nw, Calgary

MLS® #A2137577

**\$743,900**

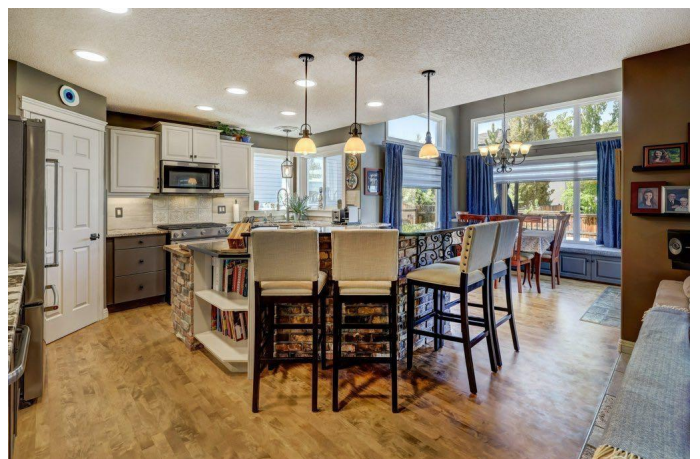
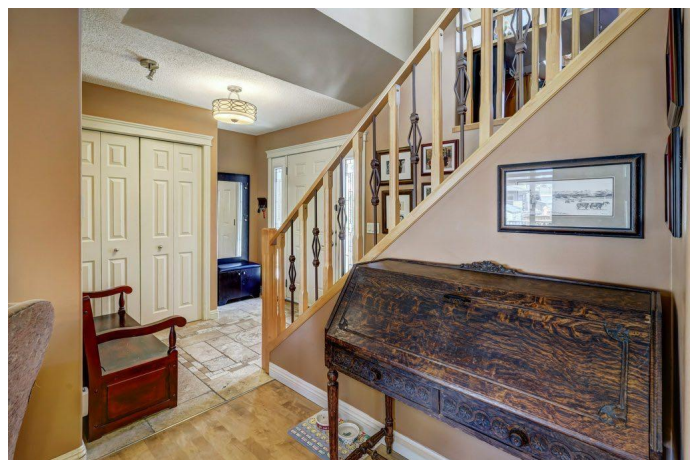
3 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

This stunning 2-storey home is a gem, meticulously maintained by its original owners.

The main floor boasts an open-concept layout with a large entryway and living room featuring tiled in-floor heating, while pristine hardwood extends throughout the rest of the level. The sophisticated kitchen is equipped with an expansive island, wine fridge, white cabinetry, extended granite countertops, upgraded stainless steel appliances including a gas range, and a large pantry. The spacious dining area is perfect for hosting and flows seamlessly into the living room, which features a modern gas fireplace with stone surround and a dark mantel. An impressive maple and iron spindle staircase leads to the upper floor, featuring a front bonus room with vaulted ceilings, ideal for movies or an office. The primary retreat offers a spacious and private sanctuary with an ensuite showcasing a large soaker tub, separate shower, and a walk-in closet. Two additional bedrooms, a 4-piece family bath, complete this level. The lower level is ready for your creative touch. Additional highlights include: Central Vac, an oversized composite deck sporting an upgraded built in GE Monogram BBQ and shed. For those green thumb enthusiasts the perennial garden has been a labour of love. If you look closely you'll find a raspberry patch too! Located steps from a large green space with miles of walking paths, offering quick access to shopping and recreation in nearby Sage Hill, Sherwood, and Symons Valley, this



home is perfect for family living and entertaining. Don't miss out on this immaculate property!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2137577    |
| Price          | \$743,900   |
| Sold Price     | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,780       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 221 Kincora Heights Nw |
| Subdivision | Kincora                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P1N6                 |

**Amenities**

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

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, Granite Counters, No Smoking Home                           |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |

|                 |                                       |
|-----------------|---------------------------------------|
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Full, Unfinished                      |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Barbecue, Private Yard                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 5th, 2024  |
| Date Sold      | June 15th, 2024 |
| Days on Market | 10              |
| Zoning         | R-1N            |
| HOA Fees       | 210.00          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Frame Realty Group Inc. |
|----------------|-------------------------|

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.