

\$749,900 - 307 Kincora Heights Nw, Calgary

MLS® #A2152516

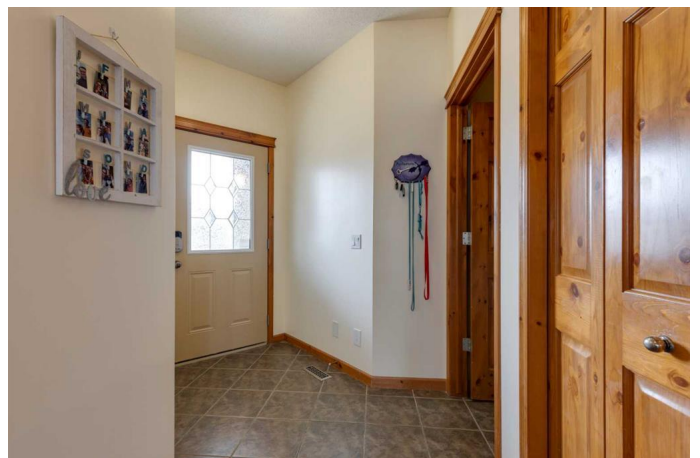
\$749,900

3 Bedroom, 3.00 Bathroom, 2,099 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

Welcome home! Here's an incredible opportunity for a large, clean, and beautiful home in the well sought out community of Kincora. This home is located on a quiet street and offers 2,100 sq ft of living space. As you enter tile floors will lead you past the front office/ flex space and into an open-concept main floor. Perfect for entertaining or enjoying time with the family. The kitchen is truly the heart of the home, featuring a large center island, black appliances, tons of cupboard/ counter space, and a corner pantry. The living room boasts vaulted ceilings with beautiful wood beams & a full-height stone fireplace. The dining area overlooks the backyard and also provides access to the deck. Youâ€™™ll also find a 2-piece powder room and a conveniently located laundry room on this level. Venture upstairs and through the French doors youâ€™™ll find the primary retreat you have been waiting for! Complete with walk-in closet, 4 piece ensuite, and plenty of room for a king bedroom set. Down the hall, youâ€™™ll find 2 additional generously sized bedrooms, another 4 piece washroom, and a large bonus room! The basement is unfinished and awaiting your personal touch, there is a rough-in for a washroom and some of the framing has been completed. All of this plus the comfort of central air conditioning. This location provides great access to the parks and pathways throughout the community and easy access to major roadways like Stoney Trail and shopping centers. Call your favorite



realtor to book a private viewing today, itâ€™s
a move youâ€™ll be glad you made.

Built in 2005

Essential Information

MLS® #	A2152516
Price	\$749,900
Sold Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,099
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	307 Kincora Heights Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1N6

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Beamed Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

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

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 4th, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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