

# \$699,800 - 277 Kincora Glen Rise Nw, Calgary

MLS® #A2161189

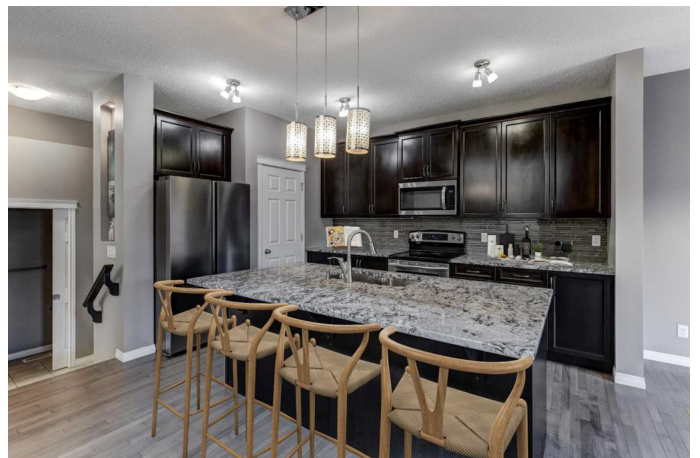
**\$699,800**

3 Bedroom, 3.00 Bathroom, 1,863 sqft  
Residential on 0.08 Acres

Kincora, Calgary, Alberta

Open House on Saturday, Sept 21 from 2-4pm. Welcome to this immaculate, well cared for Walk Out Home situated on a quiet street in Kincora. With a generous area of over 1860 total square feet of space on the top 2 levels, this 3 bedrooms, 2.5-bathroom walkout home is packed with upgrades and desirable features that cater to the modern homeowner. As you enter, there is a large foyer with high ceilings and a 2 piece powder room. The kitchen features a granite island with all stainless-steel appliances including a brand new fridge. Living room with gas fireplace overlooks the dining room. Patio doors open up to the deck with North Views and lower patio. Upstairs you will find a generous Primary bedroom with a walk in closet, a 4-piece ensuite with a soaker tub and standup shower. 2 other bedrooms are spacious and share a 4-piece bathroom. Large Bonus Room and Spacious Laundry with ample storage. The walkout basement is un-spoiled waiting for your personal touches. Garage has 12' ceilings with built in workbenches, cabinets and storage shelves. The backyard is fully fenced and landscaped. Situated in Kincora on a quiet street, steps from the playground and walking paths. Convenient access to Beddington, Stoney Trail, new T&T Supermarket, Beacon Hill Shopping Centre, Costco, dining and entertainment options nearby.

Built in 2010



## Essential Information

MLS® #	A2161189
Price	\$699,800
Sold Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,863
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	277 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0B8

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

## Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile

Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

**Exterior**

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 4th, 2024
Date Sold	October 21st, 2024
Days on Market	47
Zoning	R-1N
HOA Fees	210.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Sotheby's International Realty Canada
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