

# \$729,900 - 33 Kincora Landing Nw, Calgary

MLS® #A2195399

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,913 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

NEW PRICE COME SEE A GREAT OPPORTUNITY!!! Welcome to 33 Kincora Landing, 2400 square feet of well thought out living space, a stunning two-storey home nestled in the heart of the desirable northwest community of Kincora! This beautifully maintained property offers the perfect blend of comfort and convenience, ideal for families or those looking to upgrade their space. Step inside to discover a bright and open layout, featuring a spacious bonus room perfect for a home office, media space, or play area. The primary bedroom boasts a luxurious ensuite bathroom, complete with a deep soaker tub and separate shower, providing a private retreat after a long day. With four bedrooms, 3 full bathrooms and 1 half bathroom, this home offers plenty of space for the entire family. BRAND NEW ROOF WITH HAIL RESISTANT UPGRADES INSTALLED PRIOR TO POSESSION!!.

The heart of the home is the inviting nook, perfect for casual dining, and the well-appointed kitchen that opens to a cozy living area. Downstairs, the fully finished basement adds additional living space, ideal for a recreation room, gym, or guest suite.

Situated in a family-friendly community, Kincora offers a strong homeowners association, beautiful walking paths, and quick access to major roadways like Stoney Trail and Shaganappi Trail. Enjoy the convenience



of nearby schools, shopping at Creekside Shopping Centre and Beacon Hill, and a variety of local restaurants and cafes.

Don't miss your opportunity to call this incredible house your home. Schedule for a private showing today.

Built in 2003

**Essential Information**

MLS® #	A2195399
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	33 Kincora Landing Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1K8

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Jetted Tub, Pantry, Storage
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	74
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.