

# \$849,800 - 107 Kincora View Nw, Calgary

MLS® #A2236200

**\$849,800**

4 Bedroom, 4.00 Bathroom, 2,239 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

HOME SWEET HOME! Welcome to your exciting opportunity to own this spectacular, FRESHLY UPDATED home BACKING ON TO A GREEN SPACE in the heart of the coveted NW Calgary community of Kincora! This exquisitely maintained WALKOUT 2 storey home offers incredible pride of ownership along with 4 bedrooms, 3.5 bathrooms, 3,256.50 SQFT of contemporary living space throughout, air conditioning and a central vacuum system. Heading inside you will find the bright foyer, spacious living room perfectly complimented by a cozy gas burning fireplace with a fully built-in entertainment system, sun drenched formal dining room with access to your deck, a breakfast nook, 2 piece vanity bathroom, laundry room with lots of storage space and the gourmet chef's kitchen with new stainless steel appliances (other than the stove), a stunning granite island with an eating bar, granite countertops, ample cabinet space and a corner pantry. Heading upstairs you will find the beautiful bonus room, 2 generous sized bedrooms, a wonderful 4 piece bathroom and the dreamy master retreat complete with a spa-like 5 piece bathroom with dual vanity sinks, a soaker tub and a large walk-in closet perfect for all of your needs. The fully developed WALKOUT BASEMENT features a massive living room/ recreation room ideal for entertaining or a growing family, 4th bedroom, another full bathroom and utility room with lots of storage space. Outside you will find your beautifully landscaped and fenced backyard



with mature trees including a mature crabapple tree, a huge deck with a gazebo to enjoy your tranquil views of the green space and pathways. There is also a double attached garage with additional driveway parking and a charming porch. Additional updates include the roof which was replaced only 2 weeks ago and the left siding, eaves troughs and downspouts which are currently being replaced. This unbeatable location is close to 3 kms of green space and pathways with wildlife directly accessible from the back gate, shopping centres, public transportation, parks, schools, and major roadways. Don't miss out on your chance to experience Kincora living at its finest! Book your private viewing of this GEM today!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236200    |
| Price          | \$849,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,239       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 107 Kincora View Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3R 1M3 |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle, Gas Log  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views, Greenbelt, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 20             |
| Zoning         | R-G            |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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