\$749,900 - 107 Kincora Glen Road Nw, Calgary

MLS® #A2236933

\$749,900

4 Bedroom, 3.00 Bathroom, 1,616 sqft Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to a truly rare opportunity in the vibrant, family-oriented community of Kincora! This meticulously maintained two-storey home with a fully basement legal suite offers the perfect blend of functional living space and income-generating potential.

As you step inside, you're greeted by a spacious and inviting foyer that opens to a beautifully designed open-concept main floor. The modern kitchen features a central island, walk-in pantry, stainless steel appliances, and rich hardwood flooring. The adjacent dining area and cozy living room with a gas fireplace make it ideal for both entertaining and everyday living.

Upstairs, you'II find three generously sized bedrooms plus a versatile bonus room that can easily serve as a fourth bedroom or home office. The primary bath is filled with natural light and includes a walk-in closet and a private 3-piece ensuite.

The fully developed, 1-bedroom basement LEGAL suite is perfect for extended family or tenants, complete with its own private walk-up entrance, a full kitchen, living/dining area, a 4-piece bathroom, and shared laundry facilities.

Located just minutes from top-rated schools, parks, green spaces, and shopping centers, this home offers exceptional convenience and





lifestyle benefits for homeowners and investors alike.

Built in 2009

Essential Information

MLS® # A2236933 Price \$749,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,616
Acres 0.08
Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 107 Kincora Glen Road Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R0C4

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Garden, Private Entrance

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Fra

Foundation Poured Concrete

Additional Information

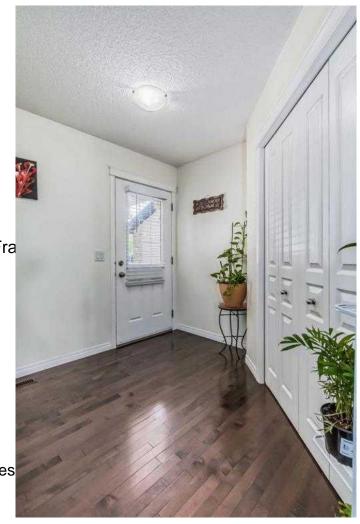
Date Listed July 3rd, 2025

Days on Market 9

Zoning R-1N

Listing Details

Listing Office Executive Real Estate Services



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