# \$899,000 - 115 Kincora View Nw, Calgary

MLS® #A2254631

## \$899,000

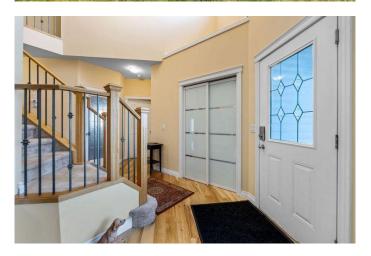
6 Bedroom, 4.00 Bathroom, 2,275 sqft Residential on 0.11 Acres

Kincora, Calgary, Alberta

Welcome to this spacious and beautifully upgraded 6-bedroom, 3.5-bathroom walkout home backing onto a serene ravine, offering the perfect blend of privacy, comfort, and functionality. The main floor boasts an open and inviting layout, featuring a bright living room, a cozy family room, a formal dining area, and a sunny breakfast nook that overlooks the ravine. The kitchen is a chef's dream, complete with solid wood cabinetry, granite countertops, stainless steel appliances, and a stylish insert hood fan. A deck overlooking the ravine is ideal for enjoying your morning coffee. A private office offers a quiet space for work, and the convenient half bath rounds out this well-appointed floor. Upstairs, the large master bedroom with a walk-in closet is a true retreat. featuring a luxurious 5-piece ensuite. The upper level offers 3 additional good-sized bedrooms and another full bathroom, making this home ideal for growing families. The fully finished walkout basement includes two more bedrooms, a full bath, kitchen, a large living area with projector electrical fittings and a covered porch - an illegal suite with a private entrance and excellent potential for legal conversion. The backyard is a great space to enjoy the summers and winters alike. Additional upgrades include a new roof (2025), upgraded hardwood flooring, central A/C, and an insulated, drywalled double garage. Ideally located in a family-friendly neighborhood, this home is just a short walk to Creekside







Shopping Centre, SageHill Shopping Centre, Public transit, parks, and offers easy access to Stoney Trailâ€"making daily commutes and errands a breeze. The house is located a short walk from a soccer and a baseball field that gets converted to an ice rink in the winters. This property boasts a bike, transit and amenity score of a 100. This is an excellent opportunity to own a move-in-ready home in a highly desirable and amenity-rich community.

#### Built in 2004

### **Essential Information**

MLS® # A2254631 Price \$899,000

Bedrooms 6
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,275 Acres 0.11 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 115 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 Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Separate Entrance, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range

Hood, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 5th, 2025

Days on Market 58
Zoning R-G
HOA Fees 210
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bravo Realty

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