

\$685,000 - 95 Kincora Glen Green Nw, Calgary

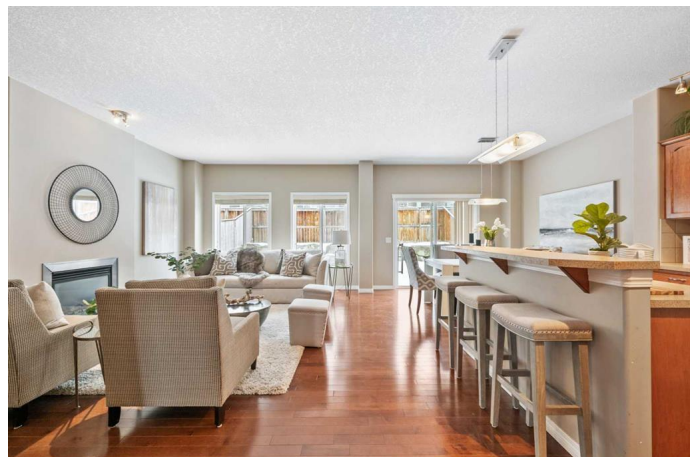
MLS® #A2196792

\$685,000

3 Bedroom, 3.00 Bathroom, 1,930 sqft
Residential on 0.08 Acres

Kincora, Calgary, Alberta

OPEN HOUSE Saturday March 15th, 1-4 pm!
Welcome to this charming 3 bedroom, 2.5 bathroom single family home in the sought-after community of Kincora. With a double attached garage and a thoughtfully designed layout, this home is perfect for growing families. Step inside to an open-concept main floor, where the kitchen, living, and dining areas seamlessly flow together. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze, while the gas fireplace in the living room creates a cozy ambiance. Natural light floods the space, leading you to the west facing backyard, complete with a deck and raised garden beds - ideal for summer BBQs and relaxing evenings. A mudroom area and a half bath nicely tucked away complete the main floor. Upstairs, you'll find a MASSIVE bonus room - a dream space for kids to play and family movie nights. The primary suite is generously sized, featuring a walk-in closet and a 4-piece en-suite for your private retreat. Two additional spacious bedrooms, another 4-piece bathroom, and a convenient upstairs laundry room with extra storage complete this level. Recent updates include new shingles, providing peace of mind for years to come, and a water softener to combat Calgary's hard water. The unfinished basement is awaiting your custom design! Kincora is a vibrant and family-friendly neighborhood known for its beautiful walking paths, scenic ravines, and playgrounds. With quick access to major



routes like Stoney Trail and Shaganappi Trail, commuting is a breeze. The area is also home to excellent schools, shopping centers, and restaurants, making it an ideal place to call home. The perfect blend of comfort, convenience, and communityâ€™donâ€™t miss your chance to see it! Book your private showing today.

Built in 2008

Essential Information

MLS® #	A2196792
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,930
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Kincora Glen Green Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0C1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	225
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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