

# \$699,900 - 389 Kincora Drive Nw, Calgary

MLS® #A2216553

**\$699,900**

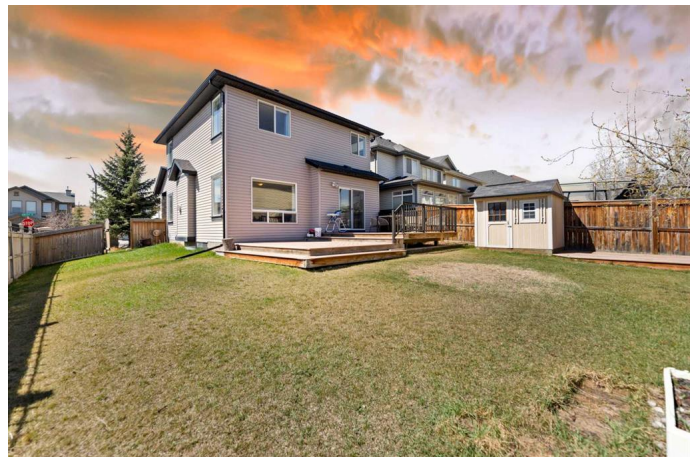
4 Bedroom, 3.00 Bathroom, 2,015 sqft

Residential on 0.13 Acres

Kincora, Calgary, Alberta

Nestled on a desirable corner lot in the sought-after community of Kincora, this beautifully maintained, air-conditioned home combines comfort, functionality, and curb appeal. Featuring four bedrooms upstairs – with the fourth currently used as a bonus room (complete with closet, windows, and double doors) – and 2.5 bathrooms, this home is perfect for growing families. The main floor boasts a bright, open-concept layout connecting the kitchen, dining nook, and great room, all framed by large windows that fill the space with natural light. A versatile front flex room offers options for a home office, formal dining, or playroom. Upstairs, a spacious landing is ideal for a family workstation, while the primary suite features a walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and separate shower. Enjoy outdoor living in the fully fenced backyard with a two-tiered low-maintenance deck, an additional rear deck, and a convenient storage shed. Additional highlights include 9â€™™ ceilings, granite countertops, tile flooring throughout the main level, upgraded window coverings, a heated double attached garage, and central air conditioning. Located close to walking paths, green spaces, and major shopping including Costco, T&T, Walmart, and Co-Op, with quick access to Stoney Trail – this is the perfect place to call home.

Built in 2005



## Essential Information

MLS® #	A2216553
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,015
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	389 Kincora Drive Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1N3

## Amenities

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

## Interior

Interior Features	Double Vanity, Pantry
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer, Garage Control(s), Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Corner Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame, Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 1st, 2025  
Days on Market        44  
Zoning                    R-G  
HOA Fees                210  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

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