

# \$789,999 - 71 Kincora Park Nw, Calgary

MLS® #A2270488

**\$789,999**

4 Bedroom, 4.00 Bathroom, 2,191 sqft

Residential on 0.10 Acres

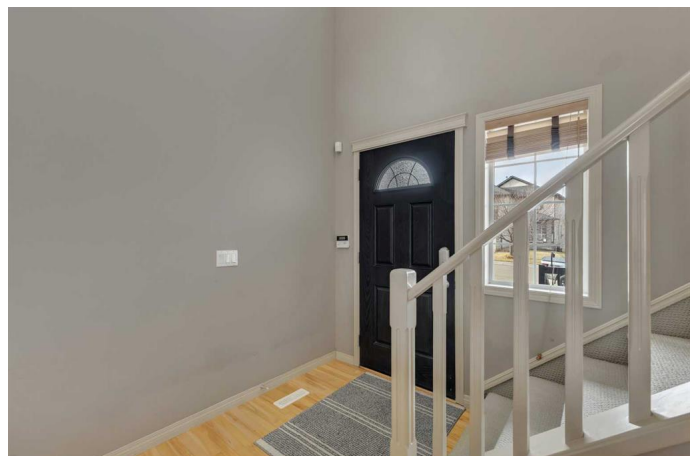
Kincora, Calgary, Alberta

Experience refined living at 71 Kincora Park NW – a beautifully appointed residence set on a quiet, elevated street in one of Calgary’s most picturesque Northwest communities. Surrounded by natural ravines, walking paths, and timeless architecture, this home offers an exceptional blend of sophistication, comfort, and everyday convenience.

With over 3,200 sq ft of elevated living space, the main floor welcomes you with soaring ceilings, expansive windows, and a layout designed for both elegance and function. A dedicated main-floor office creates the perfect work-from-home environment, tucked away for privacy while still connected to the flow of the home. The great room features a statement fireplace and abundant natural light, while the gourmet kitchen impresses with rich cabinetry, granite countertops, stainless steel appliances, and an oversized island – ideal for entertaining and day-to-day living.

Upstairs, the spacious bonus room becomes a destination of its own, enhanced with beautiful custom built-ins that elevate both form and function. The private primary retreat continues the luxury experience with a spa-inspired ensuite complete with double sinks, a relaxing soaker tub, and a massive walk-in closet designed to accommodate even the most extensive wardrobe. Two additional bedrooms and a full bath complete the upper level with comfort and style.

The fully developed lower level offers even



more versatility, featuring a recreation area, an additional bedroom, a full bathroom, and a standout feature rarely found in homes at this price point – a covered sunroom surrounded by windows, offering a serene, all-season space perfect for morning coffee, reading, or simply enjoying views of the beautifully landscaped yard.

Outside, the property is finished with mature landscaping and a peaceful, private yard, while the oversized double garage provides generous space for parking and storage. Set within the sought-after community of Kincora, residents enjoy scenic ravines, nature pathways, playgrounds, serene ponds, and easy access to NW Calgary’s most convenient amenities – including Creekside Shopping Centre, Costco, top schools, and quick access to Stoney Trail.

Thoughtfully designed, meticulously maintained, and perfectly positioned – 71 Kincora Park NW offers a rare combination of luxury, comfort, and timeless appeal in one of Calgary’s most desirable neighbourhoods.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2270488    |
| Price          | \$789,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,191       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 71 Kincora Park Nw |
| Subdivision | Kincora            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 1L5            |

## Amenities

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

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bidet, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full                                                                                                                                     |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                  |
| Lot Description   | Back Yard, City Lot, Dog Run Fenced In, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-G                 |

|                |     |
|----------------|-----|
| HOA Fees       | 210 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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