# \$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 29th, 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 â€" 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 community—don'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 26

Zoning R-G

HOA Fees 225

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

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