

# \$715,000 - 400 Kincora Drive Nw, Calgary

MLS® #A2204092

**\$715,000**

4 Bedroom, 4.00 Bathroom, 2,008 sqft  
Residential on 0.10 Acres

Kincora, Calgary, Alberta

**\*\*OPEN HOUSE MARCH 23 NOON - 3:00.\*\***

Welcome to your dream home in the highly sought-after community of Kincora! This bright two-storey home is in a prime location backing onto a greenspace and is surrounded by scenic pathways, parks, fantastic shopping and hot-spot restaurants. The exterior has just been renovated including NEW SIDING, NEW SHINGLES & NEW SOFFITS. As you walk in the front door, you are greeted with a formal dining room, perfect for hosting dinner parties and family gatherings. The open concept kitchen and living room features a cozy corner fireplace windows and patio doors, looking out into the large yard, that flood the space with natural light. The kitchen is equipped with a large island, granite countertops, cherry wood cabinets, built-in wine rack, and a sunny eating area leading to the outdoor deck. The upper level boasts an additional loft area ideal for a home office or study space. The bonus room is a versatile space that can be used as a media room, playroom, or additional living area. This home also features 2nd floor laundry, perfect for a busy family! The master suite is a welcoming retreat with a beautiful ensuite featuring a corner tub, glass shower, double vanity with seating space and storage, and a walk-in closet. The second and third bedrooms are generously sized and perfect for family or guests. In the finished basement (with a separate entrance) you will find the fourth bedroom which includes a large window with ample natural light. There is a full bathroom



that is stylish and functional. The highlight of the basement is the great family area including a huge wet bar, making it an ideal space for entertaining or relaxing. The basement also includes the convenience of second laundry. The HEATED garage also has a separate entrance for the basement. Don't miss your opportunity to live in one of the most desirable communities in NW Calgary. Schedule a viewing today and experience the perfect blend of comfort, and convenience in your new Kincora home!

Built in 2004

### Essential Information

MLS® #	A2204092
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,008
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	400 Kincora Drive Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1N4

### Amenities

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

### **Interior**

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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