

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

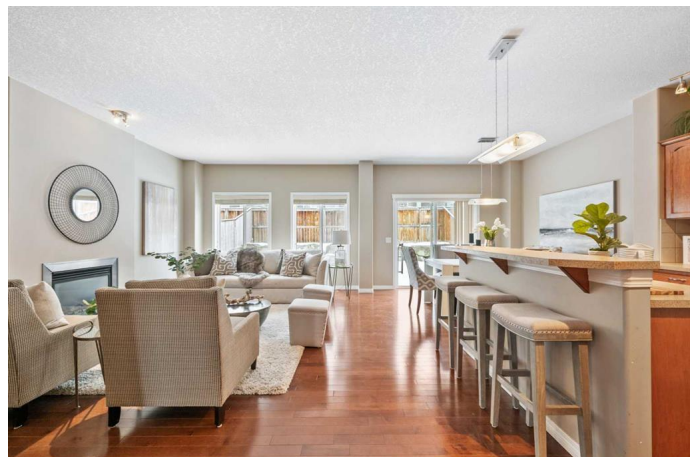
MLS® #A2196792

\$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 - 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 | 30 |
| Zoning | R-G |
| HOA Fees | 225 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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