# \$749,900 - 107 Kincora Glen Road Nw, Calgary

MLS® #A2236933

## \$749,900

4 Bedroom, 3.00 Bathroom, 1,616 sqft Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to a truly rare opportunity in the vibrant, family-oriented community of Kincora! This meticulously maintained two-storey home with a fully basement legal suite offers the perfect blend of functional living space and income-generating potential.

As you step inside, you're greeted by a spacious and inviting foyer that opens to a beautifully designed open-concept main floor. The modern kitchen features a central island, walk-in pantry, stainless steel appliances, and rich hardwood flooring. The adjacent dining area and cozy living room with a gas fireplace make it ideal for both entertaining and everyday living.

Upstairs, you'II find three generously sized bedrooms plus a versatile bonus room that can easily serve as a fourth bedroom or home office. The primary bath is filled with natural light and includes a walk-in closet and a private 3-piece ensuite.

The fully developed, 1-bedroom basement LEGAL suite is perfect for extended family or tenants, complete with its own private walk-up entrance, a full kitchen, living/dining area, a 4-piece bathroom, and shared laundry facilities.

Located just minutes from top-rated schools, parks, green spaces, and shopping centers, this home offers exceptional convenience and





lifestyle benefits for homeowners and investors alike.

#### Built in 2009

#### **Essential Information**

MLS® # A2236933 Price \$749,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,616
Acres 0.08
Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 107 Kincora Glen Road Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R0C4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floorplan, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Private Entrance

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Fra

Foundation Poured Concrete

## **Additional Information**

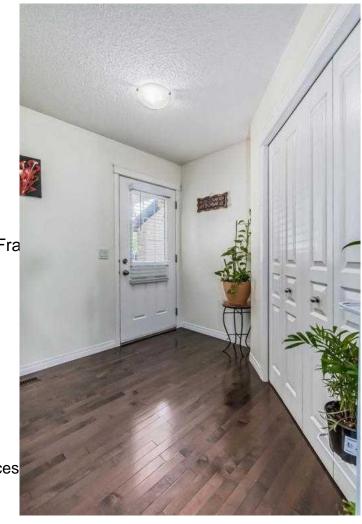
Date Listed July 3rd, 2025

Days on Market 13

Zoning R-1N

# **Listing Details**

Listing Office Executive Real Estate Services



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