

\$750,000 - 84 Kincora Terrace Nw, Calgary

MLS® #A2195820

\$750,000

3 Bedroom, 3.00 Bathroom, 1,451 sqft
Residential on 0.12 Acres

Kincora, Calgary, Alberta

Single level bungalow style 1½ duplex with fully developed walkout basement at the end of a cul-de-sac with great view is now available. Backing onto a green space and sitting on top of a hill which provides for an unobstructed panoramic view. This home is located on a quiet cul-de-sac on a pie shaped lot. No Condo Fees. Total of 3 bedrooms, 2.5 bathrooms plus a den and air-conditioning. With floor to vaulted ceiling windows to take in the view this is a very bright unit which has an open floor plan and skylight above the kitchen island. Main floor living space has a gas fireplace. The flooring is hardwood on both levels with no carpet. There is a formal dining area, gourmet kitchen with centre island and breakfast eating bar with quartz countertops, designer tiled backsplash and stainless-steel appliances. The balcony has dura deck with a gas line for barbeque or a heating appliance. Large master bedroom has a 5-piece ensuite with jetted tub, oversized shower and walk in closet. Main floor also has a den with French style doors, a two-piece powder room and main floor laundry (the steamer dryer is included). Professionally developed walkout with a huge family room with gas fireplace and recreation/games room. The lower level also has it's own kitchen with 220 wiring for a stove - ideal for a wet bar or second kitchen. Two bedrooms, a four-piece bathroom and large storage room with 2 furnaces (one for each floor level) are on the walk-out level. Concrete patio leads to a beautifully landscaped yard



and garden with underground sprinklers. Double attached garage for two vehicles. Ideal for empty nesters, mature individuals or a family seeking a single level home. Bungalow style duplexes are rare enough on their own but add in one with this view, a walk out basement, at the end of a cul-de-sac and this level of finishing makes this unit very unique.

Built in 2004

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2195820 |
| Price | \$750,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,451 |
| Acres | 0.12 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 84 Kincora Terrace Nw |
| Subdivision | Kincora |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1M1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organ, Tub, Kitchen Island, No S, Skylight(s), Track Lighting |
| Appliances | Dishwasher, Dryer, Electric Refrigerator, Washer, Window |
| Heating | Fireplace(s), Natural Gas, Ce |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |



Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Cul-De-Sac, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 25th, 2025 |
| Days on Market | 38 |
| Zoning | R-G |
| HOA Fees | 100 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.