

# \$669,000 - 16 Kincora Hill Nw, Calgary

MLS® #A2224882

**\$669,000**

3 Bedroom, 3.00 Bathroom, 2,013 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

INCREDIBLE VALUE in the vibrant community of Kincora Hills NW. This beautiful front-attached garage home sits on a spacious lot and offers everything for a growing family needs. This home is thoughtfully designed to provide a bright, open and inviting living space. As you enter, you're welcomed by an inviting open to below area that sets the tone for the spacious layout. With over 2000 sqft of living space, this house boasts 3 Bedrooms, 2.5 Bathrooms, and a large bonus room on the upper level, there's plenty of space to live, relax and entertain. The home features a front driveway, a double attached garage, and a large backyard. The basement is undeveloped and ready for your ideas, offering even more potential to create the space you're always envisioned. A brand new roof is being installed for added peace of mind. Located just minutes from all amenities, schools, parks, shopping, and one of Calgary's largest new gym nearby, convenience is at your doorstep. Whether you're looking for a quiet community with easy access to Stoney Trail or a perfect place to raise a family, this home checks all the boxes. Over all GREAT LOCATION | AMAZING VALUE like this doesn't come often. Call today to make it YOURS!!

Built in 2007

## Essential Information

MLS® #

A2224882



Price	\$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,013
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	16 Kincora Hill Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0A8

### Amenities

Amenities	Fitness Center, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Garden, Private Yard, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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