# \$735,000 - 84 Kincora Terrace Nw, Calgary

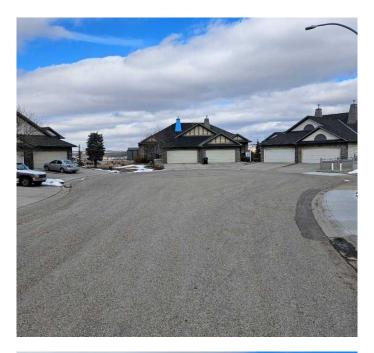
MLS® #A2195820

## \$735,000

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

Kincora, Calgary, Alberta

VIEW. VIEW. VIEW! C/W walkout basement, at the end of a guiet cul-de-sac with park and greenspace behind. This one has it all! Single level bungalow style ½ 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. 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,backing on to greenspace and this level of finishing makes this unit very unique.

Built in 2004

#### **Essential Information**

MLS® # A2195820 Price \$735,000

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 Side by Side, Bungalow

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 Closet Organizers, Double

Smoking Home, Pantry, Wa

Skylight(s), Track Lighting

Appliances Dishwasher, Electric Sto

Refrigerator, Window Coverir

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 176

Zoning R-G

HOA Fees 100

HOA Fees Freq. ANN

**Listing Details** 

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.

