

# \$699,900 - 389 Kincora Drive Nw, Calgary

MLS® #A2216553

**\$699,900**

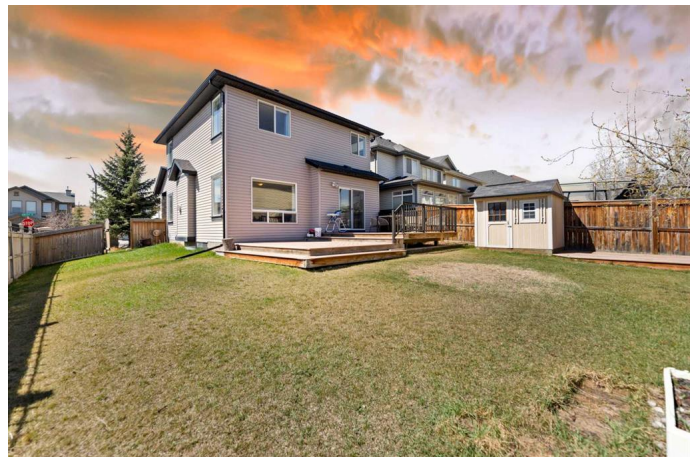
4 Bedroom, 3.00 Bathroom, 2,015 sqft

Residential on 0.13 Acres

Kincora, Calgary, Alberta

Nestled on a desirable corner lot in the sought-after community of Kincora, this beautifully maintained, air-conditioned home combines comfort, functionality, and curb appeal. Featuring four bedrooms upstairs – with the fourth currently used as a bonus room (complete with closet, windows, and double doors) – and 2.5 bathrooms, this home is perfect for growing families. The main floor boasts a bright, open-concept layout connecting the kitchen, dining nook, and great room, all framed by large windows that fill the space with natural light. A versatile front flex room offers options for a home office, formal dining, or playroom. Upstairs, a spacious landing is ideal for a family workstation, while the primary suite features a walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and separate shower. Enjoy outdoor living in the fully fenced backyard with a two-tiered low-maintenance deck, an additional rear deck, and a convenient storage shed. Additional highlights include 9â€™™ ceilings, granite countertops, tile flooring throughout the main level, upgraded window coverings, a heated double attached garage, and central air conditioning. Located close to walking paths, green spaces, and major shopping including Costco, T&T, Walmart, and Co-Op, with quick access to Stoney Trail – this is the perfect place to call home.

Built in 2005



## Essential Information

MLS® #	A2216553
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,015
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	389 Kincora Drive Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1N3

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Double Vanity, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Corner Lot  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 1st, 2025  
Days on Market        50  
Zoning                    R-G  
HOA Fees                210  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

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.