

# \$641,000 - 15 Kincora Crescent Nw, Calgary

MLS® #A2228899

**\$641,000**

4 Bedroom, 4.00 Bathroom, 1,435 sqft  
Residential on 0.07 Acres

Kincora, Calgary, Alberta

Welcome to this STUNNING SEMI-DETACHED HOME in the highly sought-after community of KINCORA, known for its family-friendly charm and convenient Northwest Calgary location. This WELL-MAINTAINED HOME features a BRAND NEW ROOF AND SIDING, offering peace of mind and great curb appeal. With 4 BEDROOMS and 3.5 BATHROOMS across a BRIGHT AND FUNCTIONAL LAYOUT, this home has space for the whole family.

The main floor features a SPACIOUS FOYER, OPEN-CONCEPT LIVING AND DINING AREA, and a MODERN KITCHEN with STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, LARGE ISLAND, and WALK-IN PANTRY. A HALF BATHROOM completes the main level.

Upstairs, the PRIMARY BEDROOM includes a 4-PIECE ENSUITE and WALK-IN CLOSET, along with TWO ADDITIONAL BEDROOMS, a FULL BATHROOM, and a CONVENIENT LAUNDRY ROOM.

The FINISHED BASEMENT, set up as an ILLEGAL SUITE, includes a FOURTH BEDROOM, 4-PIECE BATHROOM, REC/FLEX ROOM, and a KITCHENETTE – perfect for extended family, guests, or rental potential.

Enjoy the PRIVATE BACKYARD and



SPACIOUS DECK (10'2" x 8'10"), ideal for outdoor gatherings.

Located minutes from SAGE HILL PLAZA, SAGE HILL CROSSING, BEACON HILL, and CREEKSIDE SHOPPING CENTRE, with easy access to COSTCO, WALMART, T&T SUPERMARKET, and more. Quick access to STONEY TRAIL, schools, parks, and walking paths make this an UNBEATABLE LOCATION.

Don't miss this opportunity to live in a VIBRANT, WELL-CONNECTED COMMUNITY. BOOK YOUR SHOWING TODAY!

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2228899               |
| Price          | \$641,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,435                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 15 Kincora Crescent Nw |
| Subdivision | Kincora                |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3R0N5  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Quartz Counters                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 63              |
| Zoning         | R-G             |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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