

\$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 quiet cul-de-sac with park and greenspace behind. This one has it all! Single level bungalow style \hat{A} $\frac{1}{2}$ 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, Walk-In Refrigerator, Skylight(s), Track Lighting |
| Appliances | Dishwasher, Electric Stove, Walk-In Refrigerator, Window Coverings |
| Heating | Fireplace(s), Natural Gas, Central Air |
| 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 | 152 |
| Zoning | R-G |
| HOA Fees | 100 |
| HOA Fees Freq. | ANN |

Listing Details

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

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