

\$709,900 - 87 Kincora Drive Nw, Calgary

MLS® #A2245290

\$709,900

4 Bedroom, 4.00 Bathroom, 1,762 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

Charming Home in the Beautiful Mountain Community of Kincora. Nestled in the scenic and sought-after Kincora community, this stunning home offers a perfect blend of nature and comfort. Backing onto an environmental reserve with a wet pond and surrounded by extensive walking paths, you'll enjoy peaceful views and access to outdoor serenity right at your doorstep. Upstairs, you'll find three spacious bedrooms, including a luxurious master bed with a walk-in closet and a private ensuite. A bright and open bonus room offers extra living space for family gatherings or a home office, and a nice view from bonus room. The main floor features upgraded cabinets, granite countertops, and a cozy gas fireplace, making it both functional and stylish. Added value comes from a fully separate one-bedroom basement suite (illegal) with its entrance through the garage, separate laundry area perfect for rental income or extended family use. With a double attached garage and all major shopping amenities just minutes away, this home combines natural beauty with everyday convenience.

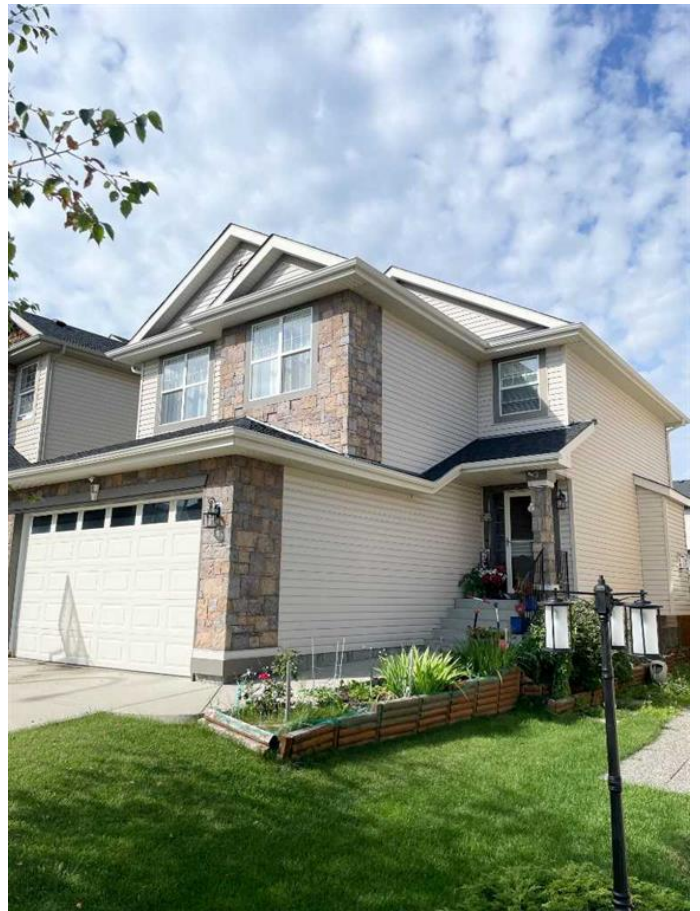
Built in 2003

Essential Information

MLS® # A2245290

Price \$709,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	87 Kincora Drive Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1L4

Amenities

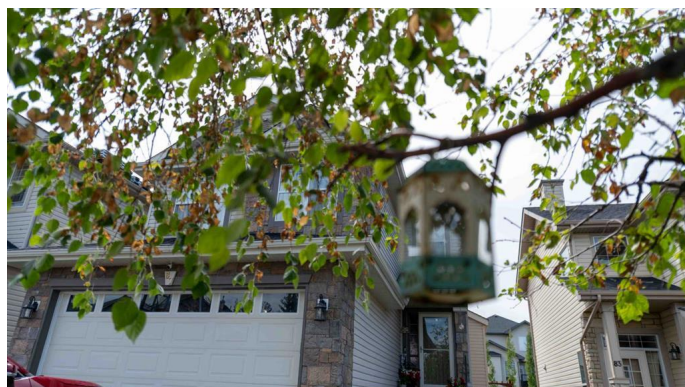
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot



Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	80
Zoning	R-G

Listing Details

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

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