

\$769,000 - 224 Kincora Point Nw, Calgary

MLS® #A2228160

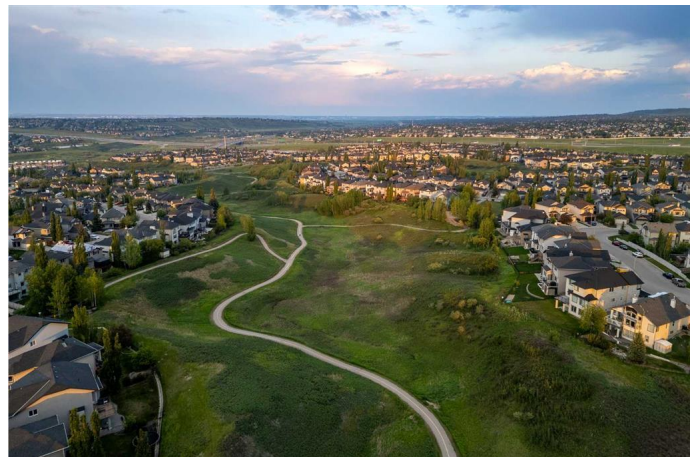
\$769,000

3 Bedroom, 3.00 Bathroom, 2,041 sqft
Residential on 0.10 Acres

Kincora, Calgary, Alberta

OPEN HOUSE JUNE 7 & 8 FROM 12-2 PM

Welcome to the picturesque and peaceful enclave of the desirable Kincora community, known for its 120 acres of lush parkland, environmental reserve, scenic ravines, walking paths, and a beautifully landscaped stormwater pond. This impeccably maintained home is located on a quiet cul-de-sac with access to the incredible pathway system just a few doors down. Inside, the main floor is designed with both sophistication and warmth in mind. The open concept layout features rich solid wood cabinetry, refined crown mouldings, rounded corners, and a striking wall of windows that floods the entire main floor with natural light creating the perfect setting for both everyday living and entertaining. Upstairs, you'll find a versatile lofted study, complete with built-in solid wood cabinetry and custom workspace making it ideal for remote work or a quiet reading nook. The show-stopping primary suite is a true retreat, offering a spacious bedroom, deep soaker tub, dual vanities and dual bench shower. The WOW factor is the lavish walk-in closet featuring a 16-drawer built-in island dresser and an incredible amount of storage. Two generously sized secondary bedrooms and a 4 piece bathroom complete this level. The unfinished basement has endless options with an egress window, and ample space to make it your own. Step outside to a fully landscaped, private backyard oasis. A stamped concrete patio spans the full width of the home,



bordered by mature trees that provide a serene backdrop for evenings and allow the fresh air to fill your main floor with the added phantom screen. Noteworthy Features include: NEW roof, new fascia, new eaves, upstairs study/loft & 3 new picture windows on main floor. This home is in pristine showing condition and ready for immediate enjoyment. Your tranquil, turnkey lifestyle in Kincora awaits!

Built in 2006

Essential Information

MLS® #	A2228160
Price	\$769,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,041
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	224 Kincora Point Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0A5

Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, Street Lighting, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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