

# \$749,900 - 107 Kincora Glen Road Nw, Calgary

MLS® #A2236933

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to a truly rare opportunity in the vibrant, family-oriented community of Kincora! This meticulously maintained two-storey home with a fully basement legal suite offers the perfect blend of functional living space and income-generating potential.

As you step inside, youâ€™re greeted by a spacious and inviting foyer that opens to a beautifully designed open-concept main floor. The modern kitchen features a central island, walk-in pantry, stainless steel appliances, and rich hardwood flooring. The adjacent dining area and cozy living room with a gas fireplace make it ideal for both entertaining and everyday living.

Upstairs, youâ€™ll find three generously sized bedrooms plus a versatile bonus room that can easily serve as a fourth bedroom or home office. The primary bath is filled with natural light and includes a walk-in closet and a private 3-piece ensuite.

The fully developed, 1-bedroom basement LEGAL suite is perfect for extended family or tenants, complete with its own private walk-up entrance, a full kitchen, living/dining area, a 4-piece bathroom, and shared laundry facilities.

Located just minutes from top-rated schools, parks, green spaces, and shopping centers, this home offers exceptional convenience and



lifestyle benefits for homeowners and investors alike.

Built in 2009

### **Essential Information**

MLS® #	A2236933
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	107 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0C4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Fra
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	R-1N

### Listing Details

Listing Office	Executive Real Estate Services
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