

# \$729,900 - 87 Kincora Drive Nw, Calgary

MLS® #A2245290

**\$729,900**

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 â€” 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 \$729,900

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	1
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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