

# \$685,000 - 95 Kincora Glen Green Nw, Calgary

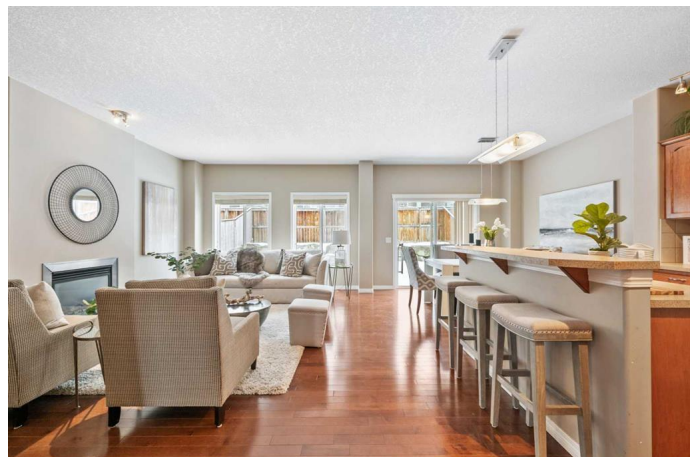
MLS® #A2196792

**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,930 sqft  
Residential on 0.08 Acres

Kincora, Calgary, Alberta

OPEN HOUSE Saturday March 29th, 1-4 pm!  
Welcome to this charming 3 bedroom, 2.5 bathroom single family home in the sought-after community of Kincora. With a double attached garage and a thoughtfully designed layout, this home is perfect for growing families. Step inside to an open-concept main floor, where the kitchen, living, and dining areas seamlessly flow together. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze, while the gas fireplace in the living room creates a cozy ambiance. Natural light floods the space, leading you to the west facing backyard, complete with a deck and raised garden beds - ideal for summer BBQs and relaxing evenings. A mudroom area and a half bath nicely tucked away complete the main floor. Upstairs, you'll find a MASSIVE bonus room - a dream space for kids to play and family movie nights. The primary suite is generously sized, featuring a walk-in closet and a 4-piece en-suite for your private retreat. Two additional spacious bedrooms, another 4-piece bathroom, and a convenient upstairs laundry room with extra storage complete this level. Recent updates include new shingles, providing peace of mind for years to come, and a water softener to combat Calgary's hard water. The unfinished basement is awaiting your custom design! Kincora is a vibrant and family-friendly neighborhood known for its beautiful walking paths, scenic ravines, and playgrounds. With quick access to major



routes like Stoney Trail and Shaganappi Trail, commuting is a breeze. The area is also home to excellent schools, shopping centers, and restaurants, making it an ideal place to call home. The perfect blend of comfort, convenience, and communityâ€™donâ€™t miss your chance to see it! Book your private showing today.

Built in 2008

### **Essential Information**

MLS® #	A2196792
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,930
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Kincora Glen Green Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0C1

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	31
Zoning	R-G
HOA Fees	225
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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