

# \$735,000 - 84 Kincora Terrace Nw, Calgary

MLS® #A2195820

**\$735,000**

3 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

VIEW. VIEW. VIEW! C/W walkout basement, at the end of a quiet cul-de-sac with park and greenspace behind. This one has it all! Single level bungalow style 1½ duplex with fully developed walkout basement at the end of a cul-de-sac with great view is now available. Backing onto a green space and sitting on top of a hill which provides for an unobstructed panoramic view. No Condo Fees. Total of 3 bedrooms, 2.5 bathrooms plus a den and air-conditioning. With floor to vaulted ceiling windows to take in the view this is a very bright unit which has an open floor plan and skylight above the kitchen island. Main floor living space has a gas fireplace. The flooring is hardwood on both levels with no carpet. There is a formal dining area, gourmet kitchen with centre island and breakfast eating bar with quartz countertops, designer tiled backsplash and stainless-steel appliances. The balcony has dura deck with a gas line for barbeque or a heating appliance. Large master bedroom has a 5-piece ensuite with jetted tub, oversized shower and walk in closet. Main floor also has a den with French style doors, a two-piece powder room and main floor laundry (the steamer dryer is included). Professionally developed walkout with a huge family room with gas fireplace and recreation/games room. The lower level also has it's own kitchen with 220 wiring for a stove - ideal for a wet bar or second kitchen. Two bedrooms, a four-piece bathroom and large storage room with 2 furnaces (one for each floor level) are on the



walk-out level. Concrete patio leads to a beautifully landscaped yard and garden with underground sprinklers. Double attached garage for two vehicles. Ideal for empty nesters, mature individuals or a family seeking a single level home. Bungalow style duplexes are rare enough on their own but add in one with this view, a walk out basement, at the end of a cul-de-sac, backing on to greenspace and this level of finishing makes this unit very unique.

Built in 2004

### Essential Information

MLS® #	A2195820
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	84 Kincora Terrace Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1M1

### Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Double Smoking Home, Pantry, Walk-In Skylight(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Fireplace(s), Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out



## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 25th, 2025
Days on Market	180
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

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

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