

# \$739,900 - 199 Kincora View Nw, Calgary

MLS® #A2230304

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,871 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

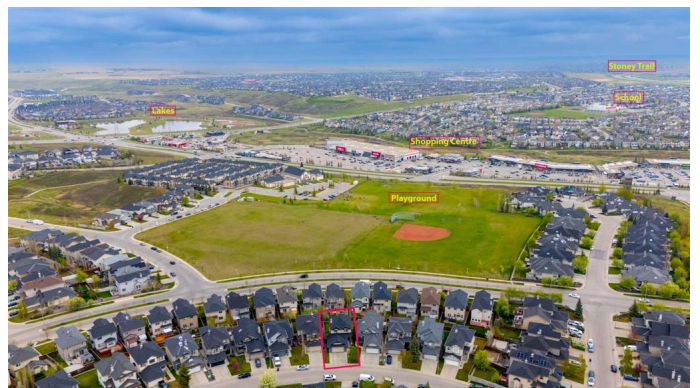
**\*\*Open House Sunday 2 pm to 4 pm\*\***

Welcome to this beautifully maintained and thoughtfully upgraded detached home in the desirable community of Kincora NW, Calgary, offering over 2,800 sq ft of developed living space and a fully finished walkout basement with a separate entrance. Perfectly situated on a quiet street with views, this home features a good-sized backyard and is close to schools, shopping, and the ring road—everything your family needs is just minutes away.

The main floor boasts a bright and spacious layout, featuring a dedicated office—ideal for working from home, a formal dining room that leads out to a walkout deck, and a large living room with a stone-surround fireplace and elegant beamed ceilings. The upgraded kitchen is a chef's dream with high-end appliances, quartz countertops, and a stylish backsplash. Beautiful tile and carpet flooring, open railing to the upper level, and a convenient front-load laundry and 2-piece powder room complete the main level.

Upstairs, you'll find a spacious primary bedroom featuring a 4-piece ensuite with a soaker tub, stand-up shower, and a walk-in closet. Two additional well-sized bedrooms share a full bathroom.

The fully finished walkout basement offers incredible versatility with a large recreational room featuring a second fireplace, a wet bar, an additional bedroom, and a full bathroom—perfect for entertaining or extended family living.



This home is listed at an ideal price and offers tremendous value in a sought-after neighborhood. Don't miss out! book your showing today!

Built in 2004

**Essential Information**

MLS® #	A2230304
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,871
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	199 Kincora View Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1M2

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Beamed Ceilings, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave

	Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.