

# \$729,900 - 33 Kincora Landing Nw, Calgary

MLS® #A2195399

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,913 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

NEW PRICE COME SEE A GREAT OPPORTUNITY!!! Welcome to 33 Kincora Landing, 2400 square feet of well thought out living space, a stunning two-storey home nestled in the heart of the desirable northwest community of Kincora! This beautifully maintained property offers the perfect blend of comfort and convenience, ideal for families or those looking to upgrade their space. Step inside to discover a bright and open layout, featuring a spacious bonus room perfect for a home office, media space, or play area. The primary bedroom boasts a luxurious ensuite bathroom, complete with a deep soaker tub and separate shower, providing a private retreat after a long day. With four bedrooms, 3 full bathrooms and 1 half bathroom, this home offers plenty of space for the entire family. BRAND NEW ROOF WITH HAIL RESISTANT UPGRADES INSTALLED PRIOR TO POSSESSION!!.

The heart of the home is the inviting nook, perfect for casual dining, and the well-appointed kitchen that opens to a cozy living area. Downstairs, the fully finished basement adds additional living space, ideal for a recreation room, gym, or guest suite.

Situated in a family-friendly community, Kincora offers a strong homeowners association, beautiful walking paths, and quick access to major roadways like Stoney Trail and Shaganappi Trail. Enjoy the convenience



of nearby schools, shopping at Creekside Shopping Centre and Beacon Hill, and a variety of local restaurants and cafes.

Don't miss your opportunity to call this incredible house your home. Schedule for a private showing today.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2195399    |
| Price          | \$729,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,913       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 33 Kincora Landing Nw |
| Subdivision | Kincora               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1K8               |

**Amenities**

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

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Pantry, Storage                                                                     |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Corner Lot, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 68                  |
| Zoning         | R-G                 |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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