

# \$789,900 - 193 Kincora Glen Rise Nw, Calgary

MLS® #A2205757

**\$789,900**

4 Bedroom, 4.00 Bathroom, 2,031 sqft  
Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to 193 Kincora Glen Rise NW â€” a beautifully upgraded home offering comfort, style, and functionality. The main floor features Brazilian walnut hardwood, a spacious kitchen with granite counters, stainless steel appliances, a large island, and ample storage. The bright living room includes a tile-faced fireplace and large windows.

Upstairs boasts a vaulted bonus room, a primary suite with 4-piece ensuite, two additional bedrooms, a full bath, and convenient laundry. The professionally finished basement includes a custom mini bar, home theatre with 5.1 surround wiring, a 3-piece bath, bedroom, and soundproofed family room.

Enjoy a low-maintenance yard with synthetic turf, patio stones, and a Mirage putting green. From the backyard, there's direct access to a pathway leading to the ravineâ€”perfect for daily walks. Central A/C installed in 2023 completes this move-in-ready gem.

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205757  |
| Price     | \$789,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,031       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 193 Kincora Glen Rise Nw |
| Subdivision | Kincora                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0B8                  |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Closet Organizers   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Oven |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air, Sep. HVAC Units   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Landscaped, Rectangular Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 3                |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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