

# \$839,000 - 133 Kincora Glen Rise Nw, Calgary

MLS® #A2218594

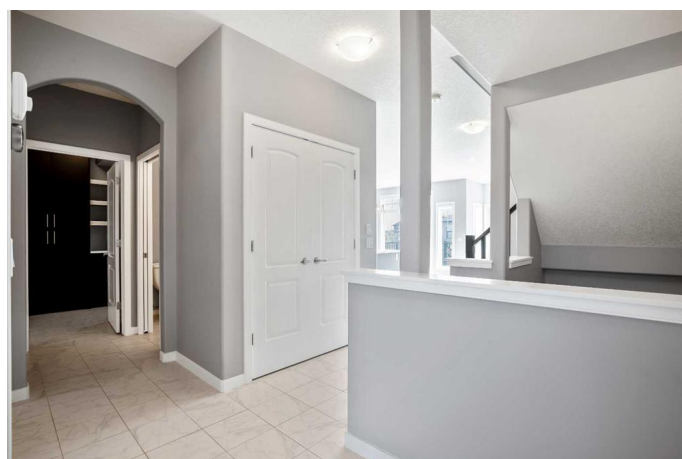
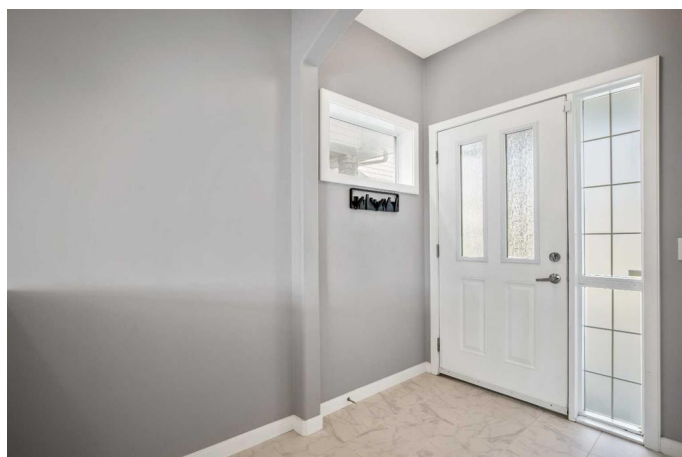
**\$839,000**

3 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.09 Acres

Kincora, Calgary, Alberta

A SPECTACULAR Property with RAVINE Views – Welcome to this beautiful home which is nestled in NW Kincora Community! The great home is in a like-new condition situated on a south facing backyard with a panoramic view of a ravine with walking paths. The main floor, with an open floor plan, greets you with a gourmet kitchen and a dining and living room overlooking the gorgeous ravine through an abundance of oversized windows that allow plenty of natural light into the home. A large sliding patio door from the dining area leads to a cedar deck that spans the width of the house. Going down from the deck stairs brings you to a low maintenance, professionally designed and landscaped backyard with lots of stonework and a built-in firepit. Completing the main floor is a powder room, a mudroom leading to a double attached garage, a walk-through pantry and a spacious office / flex room. Upstairs includes a large ravine and south facing bonus room, full bath, laundry room and 3 bedrooms including the master suite with a luxurious 5pc ensuite with dual vanity and a walk-in closet. This home offers a long list of upgrades including 9 ft ceilings on the main floor, large island in the kitchen, white quartz countertop throughout the home, high end stainless steel appliances, gas cooktop, ceiling height custom kitchen cabinets, high end carpet and underlay, central air conditioner, central vacuum, water softener, gas BBQ line on deck, dryer plug in garage suitable for charging electric vehicles,



oversized front steps and an insulated, drywalled and oversized double attached garage. NEW ROOF (2024), NEW SIDING (2025). It's potential to convert to walkout basement with second suite which subject to city's approval. Easy access to shopping (Creekside, Sage Hill and Evanston), schools and other amenities. This beautiful home is ready for possession today!

Built in 2010

**Essential Information**

MLS® #	A2218594
Price	\$839,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	133 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Kitchen Island, Pantry, See Remarks  
Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 7th, 2025  
Days on Market 8  
Zoning R-G  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office Homecare Realty Ltd.

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.