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

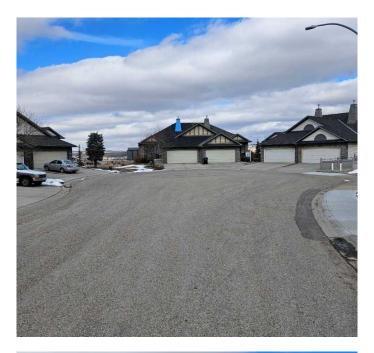
MLS® #A2195820

## \$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 guiet cul-de-sac with park and greenspace behind. This one has it all! Single level bungalow style ½ 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, Wa

Skylight(s), Track Lighting

Appliances Dishwasher, Electric Sto

Refrigerator, Window Coverir

Heating Fireplace(s), Natural Gas, Ce

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 158

Zoning R-G

HOA Fees 100

HOA Fees Freq. ANN

**Listing Details** 

Listing Office CIR Realty

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