

# \$799,900 - 46 Kincora Landing Nw, Calgary

MLS® #A2229253

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,330 sqft  
Residential on 0.10 Acres

Kincora, Calgary, Alberta

Welcome to this beautifully maintained bungalow backing onto the lush green space in the desirable community of Kincora, offering a perfect blend of modern updates and functional design. Recently upgraded with new stainless steel appliances (2021), plush carpets (2022), and a hot water tank (2021), this home is move-in ready. As you step inside, you're greeted by a spacious and welcoming foyer. Just off the entryway is a bright den, ideal for a home office, along with a conveniently located half bath and laundry area. The main floor opens up into a stunning space featuring soaring ceilings and an abundance of natural light. A skylight in the kitchen and large southeast-facing windows in the dining and living areas bring warmth and vibrancy to the heart of the home. The gourmet kitchen is both stylish and practical, showcasing sealed granite countertops, modern stainless steel appliances, and plenty of counter space for cooking and entertaining. The dining area comfortably accommodates gatherings and opens to a generous deck, perfect for enjoying the scenic green space beyond the backyard. The primary bedroom on the main floor offers a serene retreat with a walk-in closet complete with custom built-ins and a private ensuite. Hunter Douglas blinds, in-ceiling speakers, and contemporary décor throughout add an extra layer of comfort and sophistication. The fully developed basement is an entertainer's dream, featuring a cozy media room, a wet bar, a large recreation



space, and two additional bedrooms. You'll also find a full bathroom, and plenty of storage to keep everything organized. Located near walking paths, schools, shopping, and transit, this home offers the perfect mix of tranquility and convenience. Don't miss your chance to own this exceptional property—schedule your private showing today.

Built in 2004

**Essential Information**

MLS® #	A2229253
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	46 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	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 10th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.