

\$750,000 - 381 Kincora Glen Rise Nw, Calgary

MLS® #A2259641

\$750,000

4 Bedroom, 4.00 Bathroom, 1,960 sqft

Residential on 0.08 Acres

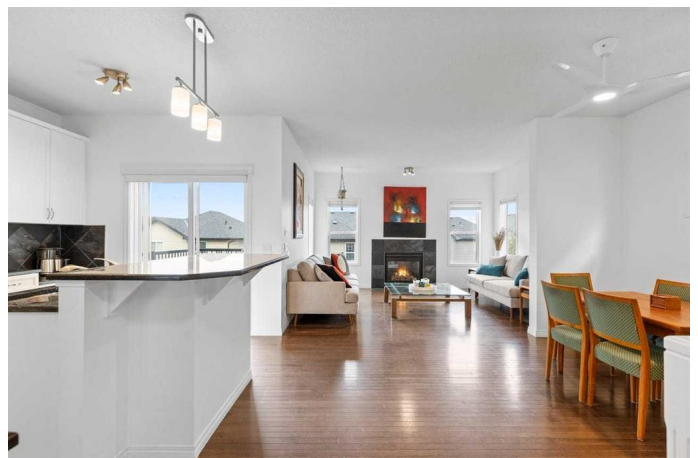
Kincora, Calgary, Alberta

Imagine stepping into a home where every detail makes family life easier and more joyful. In this 4-bedroom Kincora beauty, there's a room for everyone and every moment.

The heart of the home is the open-concept main floor, with plenty of natural lights, and vaulted ceilings, where the kitchen, dining, and living room flow together. Picture family breakfasts at the breakfast bar, little ones doing homework at the table while dinner simmers on the gas stove, and cozy evenings by the fireplace after a busy day. The walk-through pantry makes grocery drop-offs simple, while the balcony is perfect for those summer BBQ nights with friends.

Upstairs, the vaulted bonus room becomes whatever your family needs: a movie lounge for Friday nights, a play space for kids, or a quiet office when it's time to focus. The primary suite offers a calm retreat, complete with a spa-style ensuite and walk-in closet. Two more bedrooms and a full 4 piece bath provide comfortable space for kids or guests. Downstairs, the fully finished walkout illegal 1 bedroom basement suite adds incredible flexibility. With its own entrance, kitchen, laundry, and heated bathroom floors, it's perfect for grandparents to stay close, for teenagers wanting independence, or for long term guests. There is plenty of room for family today, and options for the future.

The backyard is fenced for safe play, with a garden shed ready for tools or toys. And with



central A/C, a water softener, and thoughtful upgrades throughout, life here is designed for comfort. Where most homes struggle with street parking, this one shines with ample parking spots around.

Beyond the front door, Kincora offers everything families love—parks, pathways, schools, and easy access to shopping and major routes. Whether it’s a Costco run, a weekend walk, or quick school drop-offs, everything is close at hand.

This isn’t just a house—it’s a family home, ready to hold your stories for years to come.

Built in 2007

Essential Information

MLS® #	A2259641
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,960
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	381 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0B5

Amenities

Amenities	Gazebo
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	One Percent Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.