

\$699,900 - 49 Kincora Terrace Nw, Calgary

MLS® #A2239623

\$699,900

3 Bedroom, 3.00 Bathroom, 1,268 sqft
Single Family on 0.10 Acres

Kincora, Calgary, Alberta

Welcome to the lifestyle youâ€™ve been waiting for! AN IMMACULATE, ORIGINAL-OWNER VILLA BUNGALOW IN THE HEART OF PEACEFUL KINCORA, thoughtfully designed for comfort, convenience, and long-term enjoyment. NO CONDO FEES and BUILT BY BEATTIE HOMES, known for quality craftsmanship and lasting value, this property has been METICULOUSLY MAINTAINED AND IS SMOKE- AND PET-FREE. Tucked away in a QUIET CUL-DE-SAC BACKING DIRECTLY ONTO LUSH GREEN SPACE WITH UNINTERRUPTED VIEWS, this location offers the ultimate in privacy and tranquility. With only TWO VILLAS COMING TO MARKET IN THE PAST TWO YEARS, opportunities like this are EXCEPTIONALLY RARE. Offering nearly 2,300 SQ.FT. OF DEVELOPED LIVING SPACE, this home combines functional design with timeless finishes. The open-concept main level is bathed in natural light from large windows and showcases FRESHLY PAINTED WALLS, RICH HARDWOOD FLOORING, and a SPACIOUS LIVING ROOM WITH VAULTED CEILINGS and a GAS FIREPLACE. Features 9 FOOT CEILINGS throughout. The WELL-APPOINTED KITCHEN features classic OAK CABINETRY, WELL-MAINTAINED APPLIANCES, TILE BACKSPLASH, CORNER PANTRY, CENTER ISLAND WITH WINE RACK, and a SUN-FILLED SKYLIGHT above. The adjacent dining area opens to your SOUTH-FACING, MAINTENANCE-FREE



DURADECK PATIO, perfect for enjoying peaceful mornings or relaxing evenings while taking in the green space views. Features UNDERGROUND SPRINKLER SYSTEM. The MAIN-FLOOR PRIMARY SUITE offers a spacious WALK-IN CLOSET and a 4-PIECE ENSUITE with WALK-IN SHOWER and a DEEP SOAKER TUB. A flexible FRONT DEN OR OFFICE, HALF-BATH, and MAIN-FLOOR LAUNDRY WITH WASHER AND DRYER complete the main level. The PROFESSIONALLY DEVELOPED LOWER LEVEL provides two more generous bedrooms, a full bathroom, and a LARGE REC ROOM, ready for movie nights or family gatherings. A WET BAR ROUGH-IN is already in place, giving you the option to customize the space further. The OVERSIZED UTILITY/STORAGE ROOM adds functional space for seasonal items and organization. Additional upgrades include CENTRAL A/C, GRADE 4 HAIL-RESISTANT ROOF AND NEW SIDING, and a 23'X20' OVERSIZED DOUBLE ATTACHED GARAGE with built-in CENTRAL VACUUM and VacuFlo outlet. PERFECTLY POSITIONED FOR RETIREMENT LIVING, this low-maintenance home is located in a mature, peaceful community where neighbors become friends. Enjoy the nearby SCENIC RAVINE PATHWAYS, PARKS, AND WALKING TRAILS, while being minutes from all the amenities at CREEKSIDE, BEACON HILL, AND SAGE HILL CROSSING. With EASY ACCESS TO STONEY TRAIL, everything you need is close by. RARELY DOES A VILLA OF THIS CALIBER AND LOCATION BECOME AVAILABLE. DON'T MISS YOUR CHANCE TO OWN A HIGH-QUALITY BEATTIE-BUILT HOME! BOOK YOUR PRIVATE SHOWING TODAY! (id:6289)

Built in 2004

Essential Information

Listing #	A2239623
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,268
Acres	0.10
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	49 Kincora Terrace Nw
Subdivision	Kincora
City	Calgary
Province	Alberta
Postal Code	T3R1M1

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	Cul-de-sac, Other, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office IQ Real Estate Inc.



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. REALTOR®. Member of CREA and more.
Listing information last updated on October 13th, 2025 at 1:46pm PDT