

\$625,000 - 45 Kincora Terrace Nw, Calgary

MLS® #A2247397

\$625,000

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Single Family on 0.10 Acres

Kincora, Calgary, Alberta

**BUNGALOW-BACKING ONTO GREEN |
STUNNING VIEWS | NO CONDO**

FEES Welcome home to this Incredible 2 bed + den, 2.5 bath half-duplex located in a quiet cul-de-sac, backing onto greenspace with panoramic views! Features include a bright open layout with vaulted ceilings, south backing home with exceptional light from large windows, hardwood floors throughout the main floor, gourmet kitchen with large island all appliances included, bright skylight, and main floor laundry. The basement is fully developed with a huge rec room, office area, 2nd bedroom, built in wet bar, gas fireplace, 4-pc bath, and tons of storage. Enjoy the beautifully landscaped yard, dura-deck balcony w/gas line, underground sprinklers & double attached garage. A/C, newer furnace, newer water tank, upgraded humidifier, roof replaced with durable upgraded hail resistant shingles, and no rear neighbours. Rare find â€“ call today to book your personal viewing! (id:6289)

Built in 2004

Essential Information

Listing #	A2247397
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,247



Acres	0.10
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	45 Kincora Terrace Nw
Subdivision	Kincora
City	Calgary
Province	Alberta
Postal Code	T3R1M1

Amenities

Amenities	Schools, Shopping, Other
Features	Cul-de-sac, Other, Wet bar, PVC window, No Animal Home, No Smoking Home, Environmental reserve
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	View

Interior

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

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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