

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

MLS® #A2247397

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential 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 – call today to book your personal viewing!

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2247397  |
| Price      | \$625,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,247                  |
| Acres          | 0.10                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 Kincora Terrace Nw |
| Subdivision | Kincora               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 1M1               |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Other                                      |
| Parking Spaces | 2                                          |
| Parking        | Double Garage Attached, Garage Door Opener |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Laminate Counters, Skylight(s), Wet Bar                     |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Humidifier |
| Heating           | Forced Air, Natural Gas                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                       |
| Fireplaces        | Family Room, Mantle, Tile, Gas Log, Insert, Recreation Room                                                                                             |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Yard                                                     |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, |

|              |                                               |
|--------------|-----------------------------------------------|
|              | Landscaped, Rectangular Lot, Views, Greenbelt |
| Roof         | Asphalt                                       |
| Construction | Stone, Vinyl Siding                           |
| Foundation   | Poured Concrete                               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 65                |
| Zoning         | R-G               |
| HOA Fees       | 100               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

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

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