

# \$749,900 - 107 Kincora Glen Road Nw, Calgary

MLS® #A2236933

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to a truly rare opportunity in the vibrant, family-oriented community of Kincora! This meticulously maintained two-storey home with a fully basement legal suite offers the perfect blend of functional living space and income-generating potential.

As you step inside, youâ€™re greeted by a spacious and inviting foyer that opens to a beautifully designed open-concept main floor. The modern kitchen features a central island, walk-in pantry, stainless steel appliances, and rich hardwood flooring. The adjacent dining area and cozy living room with a gas fireplace make it ideal for both entertaining and everyday living.

Upstairs, youâ€™ll find three generously sized bedrooms plus a versatile bonus room that can easily serve as a fourth bedroom or home office. The primary bath is filled with natural light and includes a walk-in closet and a private 3-piece ensuite.

The fully developed, 1-bedroom basement LEGAL suite is perfect for extended family or tenants, complete with its own private walk-up entrance, a full kitchen, living/dining area, a 4-piece bathroom, and shared laundry facilities.

Located just minutes from top-rated schools, parks, green spaces, and shopping centers, this home offers exceptional convenience and



lifestyle benefits for homeowners and investors alike.

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236933    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,616       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 107 Kincora Glen Road Nw |
| Subdivision | Kincora                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R0C4                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Separate Entrance                          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                       |
|-----------------|-----------------------|
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Entrance      |
| Lot Description   | Back Yard                     |
| Roof              | Asphalt Shingle               |
| Construction      | Brick, Vinyl Siding, Wood Fra |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 58             |
| Zoning         | R-1N           |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|



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