

\$788,000 - 94 Kincora Gardens Nw, Calgary

MLS® #A2268989

\$788,000

4 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

Welcome to this beautifully maintained, original-owner home offering over 3,000 sq ft of developed living space in the highly sought-after, family-friendly community of Kincora. Ideally located on a quiet street just steps from scenic green space, this spacious 4-bedroom residence combines comfort, functionality, and thoughtful upgrades throughout.

The main floor features an inviting open-concept layout with a soaring vaulted ceiling in the living room, highlighted by a stunning floor-to-ceiling stone-faced fireplace and decorative ceiling beams. The chef-inspired kitchen boasts granite countertops, maple cabinetry, a raised breakfast bar, corner pantry, and newer stainless steel appliances—including a refrigerator and electric stove replaced within the last two years. A bright and expansive breakfast nook opens onto a newly painted oversized deck with a BBQ gas line, perfect for outdoor entertaining.

A generously sized main floor office with French doors, large window, and hardwood flooring provides an ideal work-from-home space. A convenient 2-piece powder room and laundry room complete the main level.

Upstairs, a sun-filled bonus room with corner windows offers serene ravine views. The spacious primary suite includes a luxurious 5-piece ensuite with a relaxing corner soaker tub. Two additional bedrooms are thoughtfully positioned for privacy and share a 4-piece



bathroom.

The professionally developed basement is a true showstopper—designed for entertaining with a large recreation area, wet bar with wine fridge, and a full home theatre system. A fourth bedroom and another full 4-piece bathroom complete this level.

Additional features include hardwood flooring on the main, upgraded underlay on the stairs, built-in sound system, central vacuum, and extra windows for enhanced natural light.

Recent updates include new roof shingles, partial new siding, and a new garage door with windows.

Enjoy all that Kincora has to offer—ravines, parks, playgrounds, and extensive walking/biking paths—while being close to schools, shopping, and with easy access to the airport and the mountains.

Don't miss your chance to own this exceptional home—contact your favorite REALTOR® today to schedule a private showing!

Built in 2006

Essential Information

MLS® #	A2268989
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	94 Kincora Gardens Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0W9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Side By Side
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Marble
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	4
Zoning	R-G

HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand 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.