# \$729,900 - 33 Kincora Landing Nw, Calgary

MLS® #A2195399

## \$729,900

4 Bedroom, 4.00 Bathroom, 1,913 sqft Residential on 0.12 Acres

Kincora, Calgary, Alberta

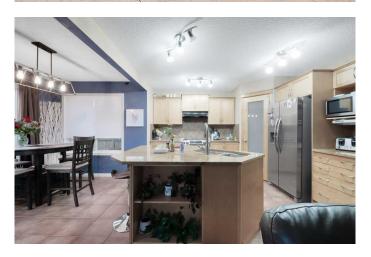
NEW PRICE COME SEE A GREAT OPPORTUNITY!!! Welcome to 33 Kincora Landing, 2400 square feet of well thought out living space, a stunning two-storey home nestled in the heart of the desirable northwest community of Kincora! This beautifully maintained property offers the perfect blend of comfort and convenience, ideal for families or those looking to upgrade their space. Step inside to discover a bright and open layout, featuring a spacious bonus room perfect for a home office, media space, or play area. The primary bedroom boasts a luxurious ensuite bathroom, complete with a deep soaker tub and separate shower, providing a private retreat after a long day. With four bedrooms, 3 full bathrooms and 1 half bathroom, this home offers plenty of space for the entire family.

The heart of the home is the inviting nook, perfect for casual dining, and the well-appointed kitchen that opens to a cozy living area. Downstairs, the fully finished basement adds additional living space, ideal for a recreation room, gym, or guest suite.

Situated in a family-friendly community, Kincora offers a strong homeowners association, beautiful walking paths, and quick access to major roadways like Stoney Trail and Shaganappi Trail. Enjoy the convenience of nearby schools, shopping at Creekside Shopping Centre and Beacon Hill, and a







variety of local restaurants and cafes.

Don't miss your opportunity to call this incredible house your home. Schedule a private showing today! OPEN HOUSE 12-3PM, SATURDAY, APRIL 19th

#### Built in 2003

#### **Essential Information**

MLS® # A2195399 Price \$729,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,913

Acres 0.12

Year Built 2003

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

## **Community Information**

Address 33 Kincora Landing Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1K8

### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Jetted Tub, Pantry, Storage

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Corner Lot, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 23rd, 2025

Days on Market 57

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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