

# \$699,900 - 389 Kincora Drive Nw, Calgary

MLS® #A2216553

**\$699,900**

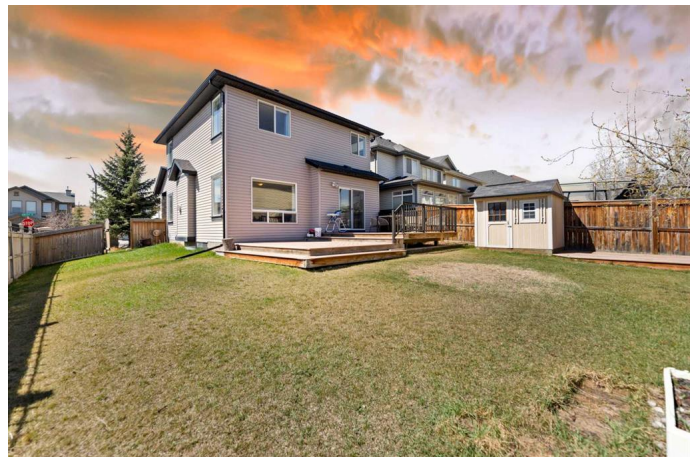
4 Bedroom, 3.00 Bathroom, 2,015 sqft

Residential on 0.13 Acres

Kincora, Calgary, Alberta

Nestled on a desirable corner lot in the sought-after community of Kincora, this beautifully maintained, air-conditioned home combines comfort, functionality, and curb appeal. Featuring four bedrooms upstairs – with the fourth currently used as a bonus room (complete with closet, windows, and double doors) – and 2.5 bathrooms, this home is perfect for growing families. The main floor boasts a bright, open-concept layout connecting the kitchen, dining nook, and great room, all framed by large windows that fill the space with natural light. A versatile front flex room offers options for a home office, formal dining, or playroom. Upstairs, a spacious landing is ideal for a family workstation, while the primary suite features a walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and separate shower. Enjoy outdoor living in the fully fenced backyard with a two-tiered low-maintenance deck, an additional rear deck, and a convenient storage shed. Additional highlights include 9â€™™ ceilings, granite countertops, tile flooring throughout the main level, upgraded window coverings, a heated double attached garage, and central air conditioning. Located close to walking paths, green spaces, and major shopping including Costco, T&T, Walmart, and Co-Op, with quick access to Stoney Trail – this is the perfect place to call home.

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216553    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,015       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 389 Kincora Drive Nw |
| Subdivision | Kincora              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R1N3               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Pantry  |
| Appliances        | Dishwasher, Dryer, Oven, Refrigerator, Washer, Garage Control(s), Range Hood |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Corner Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame, Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 1st, 2025  
Days on Market        46  
Zoning                    R-G  
HOA Fees                210  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

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