

# \$724,800 - 123 Kincora Hill Nw, Calgary

MLS® #A2228257

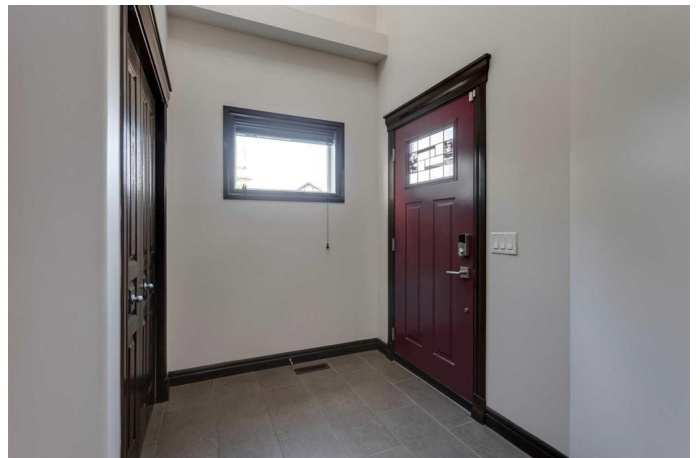
**\$724,800**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

Welcome to 123 Kincora Hill NW, ideally located on a picturesque lot with a stunning, private, south-facing backyard. Step inside to a spacious formal entryway with soaring vaulted ceilings. A private main floor den with elegant French doors offers the perfect space for a home office. The open-concept living and dining areas are beautifully divided by a stylish three-sided fireplace, creating a warm and inviting atmosphere. The expansive kitchen features ample counter space, a peninsula island with a sit-up breakfast bar, stainless steel appliances, and a corner pantry, perfect for both everyday living and entertaining. The main floor is completed by a convenient powder room. Upstairs, you'll find a large bonus/great room, a full 4-piece bathroom, and three generously sized bedrooms, including a spacious primary retreat with a 4-piece ensuite and walk-in closet. The lower level includes a fourth bedroom, laundry area, roughed-in bathroom, abundant storage, and a partially finished rec room just waiting for your finishing touches. Enjoy the comfort and convenience of a double attached heated garage with a large mezzanine for additional storage. The backyard is a private, sun-soaked oasis, featuring a two-tiered deck, lush golf course-style lawn, mature trees, and raised garden planters, ideal for the avid gardener. Located in the sought-after community of Kincora, known for its scenic ravine pathways, easy access to major routes, and future school developments, this is a fantastic opportunity



you don't want to miss. Call your favourite REALTOR® today to schedule your private showing!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228257    |
| Price          | \$724,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,238       |
| Acres          | 0.11        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 123 Kincora Hill Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0A9             |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Other                                 |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum                                                                                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air               |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Lighting, Private Yard                                                                                                   |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Rectangular Lot, Treed, Underground Sprinklers, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                                |
| Construction      | Stone, Vinyl Siding                                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | R-G            |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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