

# \$799,000 - 12 Kincora Mews Nw, Calgary

MLS® #A2230667

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,330 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

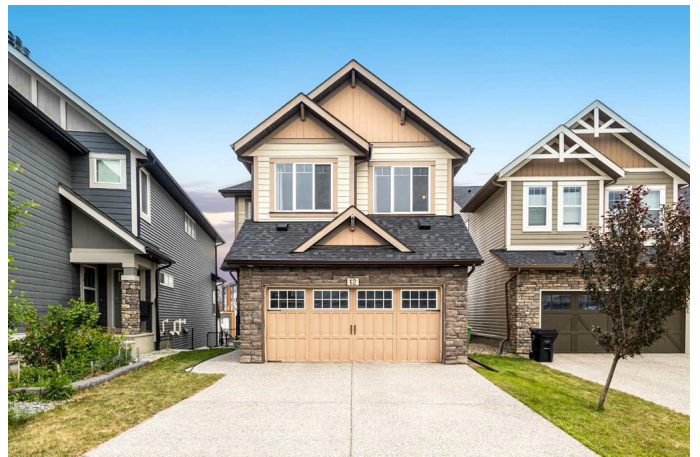
\*\*\*Open house 3-5pm at 5th July, 2025 \*\*\*First time ever on the market! Nestled on a quiet cul-de-sac in scenic Kincora, this upgraded walkout home offers a rare combination of panoramic views, privacy, and pride of ownership.

Set on an elevated lot backing onto open green space, enjoy sweeping northwest-facing views and evening light from both levels and the spacious upper deck.

The chef's kitchen boasts granite countertops, stainless steel appliances, rich 42" cabinetry, island seating, and a walk-through pantry. The bright dining area is wrapped in windows and flows seamlessly to a two-tiered deck—ideal for entertaining. Upstairs, find a vaulted bonus room, upper laundry, and an oversized primary retreat with skyline views from dual corner windows. Additional highlights include 9' ceilings, hardwood flooring, designer lighting, an extended garage with 16' wide door, and an unfinished walkout basement awaiting your ideas.

Exterior fully updated: brand-new windows, siding, and roof provide total peace of mind. Unbeatable convenience: just minutes from Costco, T&T, Walmart, and Beacon Hill/Creekside shopping.

Zoned for Simons Valley School (K-6), Colonel Irvine School (7-9, Mandarin bilingual), and John G. Diefenbaker High School (10-12, IB program)—an exceptional opportunity for families.



Built in 2012

## Essential Information

MLS® #	A2230667
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,330
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	12 Kincora Mews Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0N3

## Amenities

Parking Spaces	4
Parking	Driveway, Garage Door Opener, Covered, Double Garage Attached, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Beamed Ceilings
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Garden, Low Maintenance Landscape, Private, Views, Paved, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	53
Zoning	R-G

## Listing Details

Listing Office	Power Properties
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