

# \$749,900 - 107 Kincora Glen Road Nw, Calgary

MLS® #A2236933

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to a truly rare opportunity in the vibrant, family-oriented community of Kincora! This meticulously maintained two-storey home with a fully basement legal suite offers the perfect blend of functional living space and income-generating potential.

As you step inside, youâ€™re greeted by a spacious and inviting foyer that opens to a beautifully designed open-concept main floor. The modern kitchen features a central island, walk-in pantry, stainless steel appliances, and rich hardwood flooring. The adjacent dining area and cozy living room with a gas fireplace make it ideal for both entertaining and everyday living.

Upstairs, youâ€™ll find three generously sized bedrooms plus a versatile bonus room that can easily serve as a fourth bedroom or home office. The primary bath is filled with natural light and includes a walk-in closet and a private 3-piece ensuite.

The fully developed, 1-bedroom basement LEGAL suite is perfect for extended family or tenants, complete with its own private walk-up entrance, a full kitchen, living/dining area, a 4-piece bathroom, and shared laundry facilities.

Located just minutes from top-rated schools, parks, green spaces, and shopping centers, this home offers exceptional convenience and



lifestyle benefits for homeowners and investors alike.

Built in 2009

### **Essential Information**

MLS® #	A2236933
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	107 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0C4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Fra
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	15
Zoning	R-1N

### Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------



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.