

# \$739,500 - 154 Kincora Park Nw, Calgary

MLS® #A2227581

**\$739,500**

3 Bedroom, 4.00 Bathroom, 2,114 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY JUNE 22 FROM 12PM TO 2PM\*\*** Welcome to Kincoraâ€™an established and highly sought-after community in Calgaryâ€™s Northwest, known for its family-friendly atmosphere, pride of ownership, and abundant green space. This exceptional executive home offers over 2,900 sq.ft. of beautifully finished living space, featuring 3 bedrooms, 3.5 bathrooms, and four fireplaces. Truly move-in ready, itâ€™s a rare opportunity for one lucky family to call this special property their â€œhome.â€•

From the moment you arrive, the elegant curb appeal sets the tone. Step inside to discover a thoughtfully designed open-concept layout with quality upgrades, and an inviting warmth throughout. At the heart of the home is a sprawling deck that spans the full width of the houseâ€™ideal for summer barbecues, outdoor entertaining, or simply unwinding while the kids enjoy the fully fenced backyard.

The main floor is built for connection and comfort. A stunning living room showcases a tile-accented fireplace, perfect for both quiet evenings and formal gatherings. The chef-inspired kitchen features granite countertops, stainless steel appliances, an oversized island, and extensive cabinetryâ€™everything you need to cook and entertain in style. Adjacent is a bright dining nook with direct access to the deck. Completing the main floor is a spacious front



office or formal dining room, a 2-piece powder room, and a practical mudroom off the double attached garage.

Upstairs, a cozy bonus room with the second fireplace is perfect for movie nights or relaxing with the family. The expansive primary retreat includes a large walk-in closet and a luxurious ensuite bathroom with granite counters, a soaker tub, stand-up shower, and a romantic double-sided fireplace that also faces the bedroom. Two additional bedrooms, a full bathroom, and a conveniently located laundry room round out the upper level.

The fully finished basement adds even more versatility, with a large rec room anchored by the fourth fireplace, a den/flex room, a 4-piece bath, and a second laundry area—ideal for multigenerational living or guests.

Located on a quiet street just minutes from shopping, schools, playgrounds, and walking paths, this home offers the perfect blend of tranquility and convenience. Whether you're hosting family and friends or enjoying peaceful evenings by the fire, this property delivers comfort, style, and space in equal measure.

Don't miss your chance to own this remarkable home—schedule your private viewing today!

Built in 2003

**Essential Information**

MLS® #	A2227581
Price	\$739,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,114

Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	154 Kincora Park Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1L6

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	25
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Power Properties
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.