

# \$769,000 - 224 Kincora Point Nw, Calgary

MLS® #A2228160

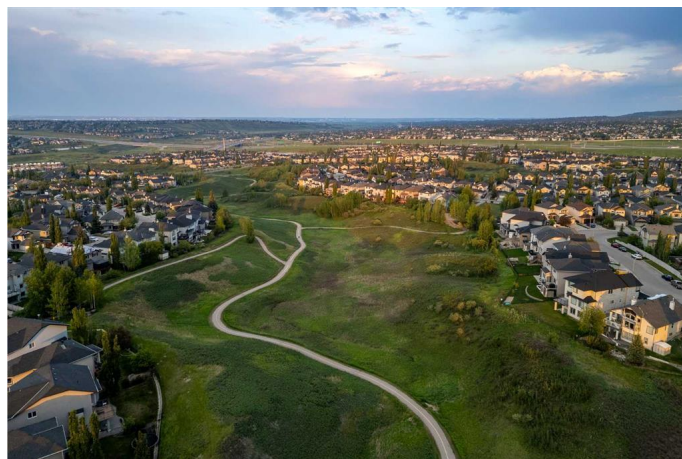
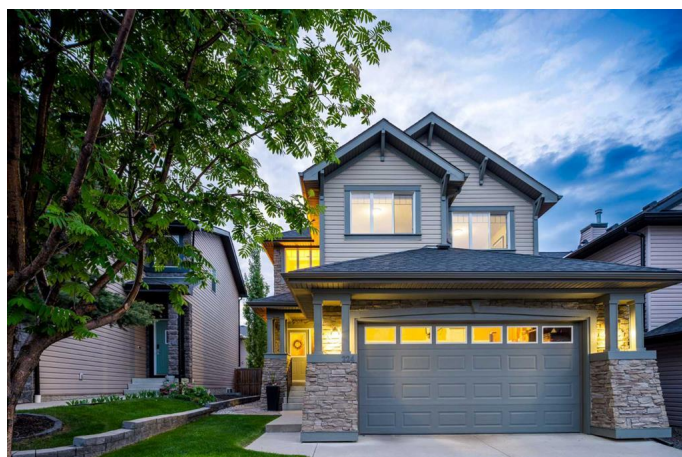
**\$769,000**

3 Bedroom, 3.00 Bathroom, 2,041 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

Welcome to the picturesque and peaceful enclave of the desirable Kincora community, known for its 120 acres of lush parkland, environmental reserve, scenic ravines, walking paths, and a beautifully landscaped stormwater pond. This impeccably maintained home is located on a quiet cul-de-sac with access to the incredible pathway system just a few doors down. Inside, the main floor is designed with both sophistication and warmth in mind. The open concept layout features rich solid wood cabinetry, refined crown mouldings, rounded corners, and a striking wall of windows that floods the entire main floor with natural light creating the perfect setting for both everyday living and entertaining. Upstairs, you'll find a versatile lofted study, complete with built-in solid wood cabinetry and custom workspace making it ideal for remote work or a quiet reading nook. The show-stopping primary suite is a true retreat, offering a spacious bedroom, deep soaker tub, dual vanities and dual bench shower. The WOW factor is the lavish walk-in closet featuring a 16-drawer built-in island dresser and an incredible amount of storage. Two generously sized secondary bedrooms and a 4 piece bathroom complete this level. The unfinished basement has endless options with an egress window, and ample space to make it your own. Step outside to a fully landscaped, private backyard oasis. A stamped concrete patio spans the full width of the home, bordered by mature trees that provide a



serene backdrop for evenings and allow the fresh air to fill your main floor with the added phantom screen. Noteworthy Features include: NEW roof, new fascia, new eaves, upstairs study/loft & 3 new picture windows on main floor. This home is in pristine showing condition and ready for immediate enjoyment. Your tranquil, turnkey lifestyle in Kincora awaits!

Built in 2006

**Essential Information**

MLS® #	A2228160
Price	\$769,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,041
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	224 Kincora Point Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0A5

**Amenities**

Amenities	Community Gardens, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, Street Lighting, Treed, Yard Lights

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed June 5th, 2025

Days on Market 24

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

## Listing Details

Listing Office Real Broker

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.