

# \$735,000 - 84 Kincora Terrace Nw, Calgary

MLS® #A2195820

**\$735,000**

3 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.12 Acres

Kincora, Calgary, Alberta

VIEW. VIEW. VIEW! C/W walkout basement, at the end of a quiet cul-de-sac with park and greenspace behind. This one has it all! Single level bungalow style  $\hat{A}$  $\frac{1}{2}$  duplex with fully developed walkout basement at the end of a cul-de-sac with great view is now available. Backing onto a green space and sitting on top of a hill which provides for an unobstructed panoramic view. No Condo Fees. Total of 3 bedrooms, 2.5 bathrooms plus a den and air-conditioning. With floor to vaulted ceiling windows to take in the view this is a very bright unit which has an open floor plan and skylight above the kitchen island. Main floor living space has a gas fireplace. The flooring is hardwood on both levels with no carpet. There is a formal dining area, gourmet kitchen with centre island and breakfast eating bar with quartz countertops, designer tiled backsplash and stainless-steel appliances. The balcony has dura deck with a gas line for barbeque or a heating appliance. Large master bedroom has a 5-piece ensuite with jetted tub, oversized shower and walk in closet. Main floor also has a den with French style doors, a two-piece powder room and main floor laundry (the steamer dryer is included). Professionally developed walkout with a huge family room with gas fireplace and recreation/games room. The lower level also has it's own kitchen with 220 wiring for a stove - ideal for a wet bar or second kitchen. Two bedrooms, a four-piece bathroom and large storage room with 2 furnaces (one for each floor level) are on the



walk-out level. Concrete patio leads to a beautifully landscaped yard and garden with underground sprinklers. Double attached garage for two vehicles. Ideal for empty nesters, mature individuals or a family seeking a single level home. Bungalow style duplexes are rare enough on their own but add in one with this view, a walk out basement, at the end of a cul-de-sac, backing on to greenspace and this level of finishing makes this unit very unique.

Built in 2004

### Essential Information

MLS® #	A2195820
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	84 Kincora Terrace Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1M1

### Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Double Smoking Home, Pantry, Walk-In Refrigerator, Skylight(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Walk-In Refrigerator, Window Coverings
Heating	Fireplace(s), Natural Gas, Central Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out



## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 25th, 2025
Days on Market	129
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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