

# \$700,000 - 326 Kincora Glen Rise, Calgary

MLS® #A2250380

**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.07 Acres

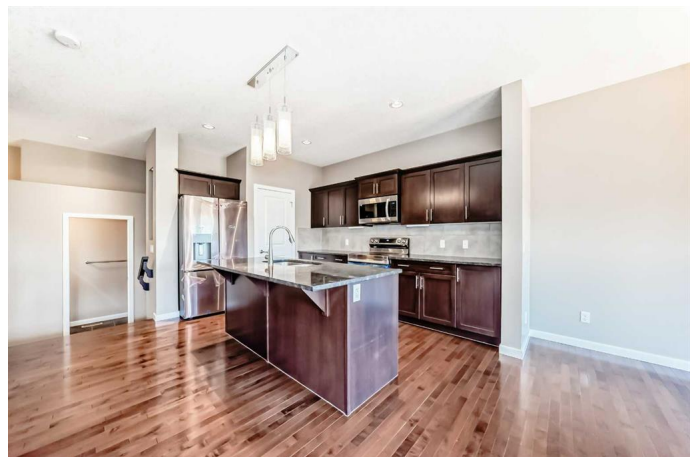
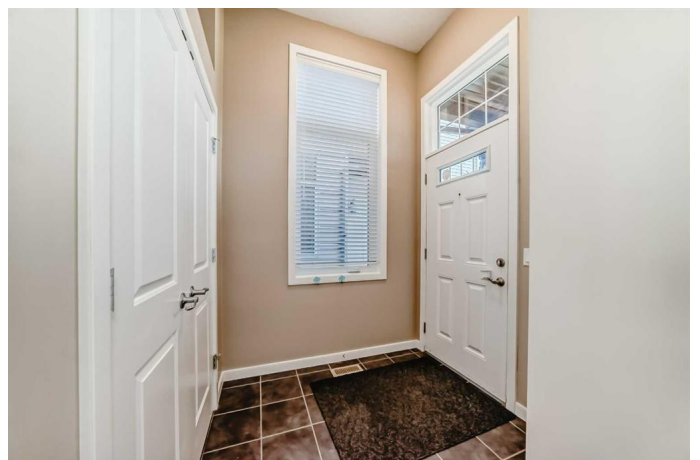
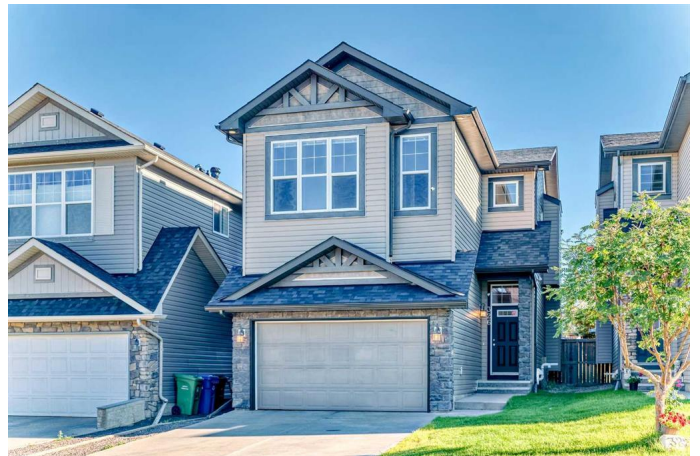
Kincora, Calgary, Alberta

Welcome to this beautifully updated and move-in-ready home on Kincora Glen Rise NW! This well-maintained 3-bedroom, 3-bathroom property is vacant and available for quick possession—perfect for those looking for comfort, functionality, and lasting value. Recent exterior upgrades include brand new Class 4 impact-resistant roof shingles, new gutters, and a fully fenced south-facing backyard with an open view.

Step inside to discover 9-foot knockdown ceilings on the main floor, granite countertops in the kitchen and bathrooms, and a large granite island ideal for gatherings. The kitchen is equipped with brand new stainless steel fridge and stove, plus a garburator for added convenience. Upstairs, the vaulted ceiling in the bright bonus room creates a spacious and airy feel, while the upper-floor laundry adds everyday practicality.

Additional features include brand new carpet throughout, 24" blinds on all windows, and a 3-piece rough-in in the basement, offering future development potential. Located in a welcoming community close to shopping, playgrounds, and public transit, this home checks all the boxes for modern family living. Don't miss out on this incredible opportunity!

Built in 2009



## Essential Information

MLS® #	A2250380
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,872
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	326 Kincora Glen Rise
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B5

## Amenities

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

## Interior

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, Garden, Private Yard  
Lot Description        Back Yard, Landscaped, Views  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             August 21st, 2025  
Days on Market        2  
Zoning                  R-G  
HOA Fees               210  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Grand Realty

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