

\$788,000 - 94 Kincora Gardens Nw, Calgary

MLS® #A2268989

\$788,000

4 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

Welcome to this beautifully maintained, original-owner home offering over 3,000 sq ft of developed living space in the highly sought-after, family-friendly community of Kincora. Ideally located on a quiet street just steps from scenic green space, this spacious 4-bedroom residence combines comfort, functionality, and thoughtful upgrades throughout.

The main floor features an inviting open-concept layout with a soaring vaulted ceiling in the living room, highlighted by a stunning floor-to-ceiling stone-faced fireplace and decorative ceiling beams. The chef-inspired kitchen boasts granite countertops, maple cabinetry, a raised breakfast bar, corner pantry, and newer stainless steel appliances—including a refrigerator and electric stove replaced within the last two years. A bright and expansive breakfast nook opens onto a newly painted oversized deck with a BBQ gas line, perfect for outdoor entertaining.

A generously sized main floor office with French doors, large window, and hardwood flooring provides an ideal work-from-home space. A convenient 2-piece powder room and laundry room complete the main level.

Upstairs, a sun-filled bonus room with corner windows offers serene ravine views. The spacious primary suite includes a luxurious 5-piece ensuite with a relaxing corner soaker tub. Two additional bedrooms are thoughtfully positioned for privacy and share a 4-piece



bathroom.

The professionally developed basement is a true showstopper—designed for entertaining with a large recreation area, wet bar with wine fridge, and a full home theatre system. A fourth bedroom and another full 4-piece bathroom complete this level.

Additional features include hardwood flooring on the main, upgraded underlay on the stairs, built-in sound system, central vacuum, and extra windows for enhanced natural light.

Recent updates include new roof shingles, partial new siding, and a new garage door with windows.

Enjoy all that Kincora has to offer—ravines, parks, playgrounds, and extensive walking/biking paths—while being close to schools, shopping, and with easy access to the airport and the mountains.

Don't miss your chance to own this exceptional home—contact your favorite REALTOR® today to schedule a private showing!

Built in 2006

Essential Information

MLS® #	A2268989
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 94 Kincora Gardens Nw
Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3K0W9

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached, G
Side By Side
of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Countertops,
Smoking Home, Open Floor Plan,
Windows

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s),
Microwave, Range Hood, Refrigerator, Washer, Window Coverings,
Humidifier

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Marble

Has Basement Yes

Basement Full

Exterior

Exterior Features Playground, Private Yard

Lot Description Back Yard, Rectangular Lot, City Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 5th, 2025

Days on Market 7

Zoning R-G



HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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