

# \$899,000 - 115 Kincora View Nw, Calgary

MLS® #A2220283

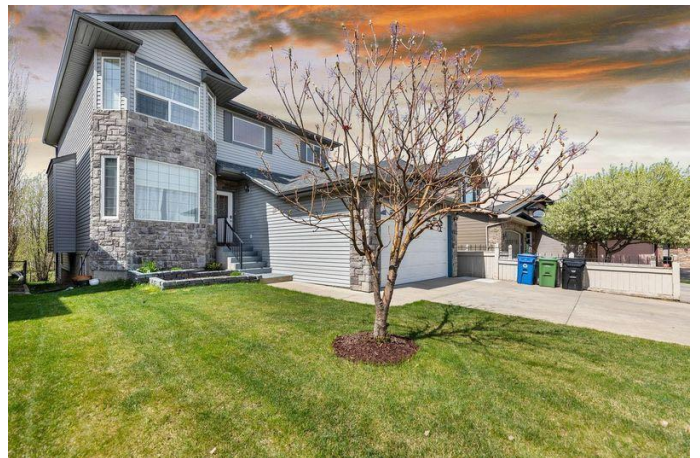
**\$899,000**

6 Bedroom, 4.00 Bathroom, 2,275 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

Welcome to this spacious and beautifully upgraded 6-bedroom, 3.5-bathroom walkout home backing onto a serene ravine, offering the perfect blend of privacy, comfort, and functionality. The main floor boasts an open and inviting layout, featuring a bright living room, a cozy family room, a formal dining area, and a sunny breakfast nook that overlooks the ravine. The kitchen is a chef's dream, complete with solid wood cabinetry, granite countertops, stainless steel appliances, and a stylish insert hood fan. A deck overlooking the ravine is ideal for enjoying your morning coffee. A private office offers a quiet space for work, and the convenient half bath rounds out this well-appointed floor. Upstairs, the large master bedroom with a walk-in closet is a true retreat, featuring a luxurious 5-piece ensuite. The upper level offers 3 additional good-sized bedrooms and another full bathroom, making this home ideal for growing families. The fully finished walkout basement includes two more bedrooms, a full bath, kitchen, a large living area with projector electrical fittings and a covered porch - an illegal suite with a private entrance and excellent potential for legal conversion. The backyard is a great space to enjoy the summers and winters alike. Additional upgrades include a new roof (2025), upgraded hardwood flooring, central A/C, and an insulated, drywalled double garage. Ideally located in a family-friendly neighborhood, this home is just a short walk to Creekside



Shopping Centre, SageHill Shopping Centre, Public transit, parks, and offers easy access to Stoney Trailâ€”making daily commutes and errands a breeze. The house is located a short walk from a soccer and a baseball field that gets converted to an ice rink in the winters. This property boasts a bike, transit and amenity score of a 100. This is an excellent opportunity to own a move-in-ready home in a highly desirable and amenity-rich community.

Built in 2004

**Essential Information**

MLS® #	A2220283
Price	\$899,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,275
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	115 Kincora View Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1M3

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Granite Counters
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 12th, 2025
Days on Market	70
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bravo Realty
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