

\$725,000 - 45 Kincora Terrace Nw, Calgary

MLS® #A2247397

\$725,000

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

**BUNGALOW-BACKING ONTO GREEN |
STUNNING VIEWS | NO CONDO FEES**

Welcome home to this Incredible 2 bed + den, 2.5 bath half-duplex located in a quiet cul-de-sac, backing onto greenspace with panoramic views! Features include a bright open layout with vaulted ceilings, south backing home with exceptional light from large windows, hardwood floors throughout the main floor, gourmet kitchen with large island all appliances included, bright skylight, and main floor laundry. The basement is fully developed with a huge rec room, office area, 2nd bedroom, built in wet bar, gas fireplace, 4-pc bath, and tons of storage. Enjoy the beautifully landscaped yard, dura-deck balcony w/gas line, underground sprinklers & double attached garage. A/C, newer furnace, newer water tank, upgraded humidifier, roof replaced with durable upgraded hail resistant shingles, and no rear neighbours. Rare find – call today to book your personal viewing!

Built in 2004

Essential Information

MLS® #	A2247397
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,247
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	45 Kincora Terrace Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1M1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Insert, Mantle, Tile, Gas Log, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped,

	Rectangular Lot, Views, Environmental Reserve
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.