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## 326 Kincora Glen Rise Calgary, Alberta

MLS # A2269558



\$677,900

| Division: | Kincora                      |        |                   |  |  |
|-----------|------------------------------|--------|-------------------|--|--|
| Type:     | Residential/House            |        |                   |  |  |
| Style:    | 2 Storey                     |        |                   |  |  |
| Size:     | 1,872 sq.ft.                 | Age:   | 2009 (16 yrs old) |  |  |
| Beds:     | 3                            | Baths: | 2 full / 1 half   |  |  |
| Garage:   | Double Garage Attached       |        |                   |  |  |
| Lot Size: | 0.07 Acre                    |        |                   |  |  |
| Lot Feat: | Back Yard, Landscaped, Views |        |                   |  |  |
|           |                              |        |                   |  |  |

| Heating:    | Fireplace(s), Forced Air, Natural Gas | Water:            | -   |
|-------------|---------------------------------------|-------------------|-----|
| Floors:     | Carpet, Ceramic Tile, Hardwood        | Sewer:            | -   |
| Roof:       | Asphalt Shingle                       | Condo Fee:        | -   |
| Basement:   | Full                                  | LLD:              | -   |
| Exterior:   | Wood Frame                            | Zoning:           | R-G |
| Foundation: | Poured Concrete                       | <b>Utilities:</b> | -   |

Features: Granite Counters, Kitchen Island, Walk-In Closet(s)

Inclusions: n/a

Move-In Ready & Beautifully Loved and Renovated by original owners! Welcome to this stunning and fully updated home on Kincora Glen Rise NW — vacant and available for quick possession! Recently renovated throughout, this 3-bedroom plus large bonus room (with door, previously used as a 4th bedroom), 3-bathroom property combines comfort, functionality, and lasting value. Recent upgrades include a brand new hot water tank (installed November 2025), Class 4 impact-resistant roof shingles, new gutters. A fully fenced south-facing backyard with deck was also added by the owner. Inside, you'Il find 9-ft knockdown ceilings on the main floor, granite countertops in both the kitchen and bathrooms, and a spacious granite island perfect for entertaining. The kitchen features brand new stainless steel appliances (fridge and stove) and a convenient garburator. Upstairs, enjoy the bright, vaulted-ceiling bonus room and upper-floor laundry for added convenience. Additional highlights include brand new carpet throughout, 2" blinds on all windows, and a basement with a 3-piece rough-in for future development. Situated in a friendly community close to shopping, playgrounds, and public transit, this move-in-ready home is a perfect fit for modern family living. Don't miss your chance to make this beautiful property yours!