



**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 (17 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	Utilities:	-
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'll 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 garbage disposal. 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!