



178 Kincora View NW
Calgary, Alberta

MLS # A2285589



\$659,900

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|------------------|--------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,797 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Cul-De-Sac, Interior Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | None | | |

This is a fantastic place to call your first home. Well Maintained house Ideally located in Kincora on a quiet crescent, there's plenty of space for kids to safely run and play right out front. Situated on a generous 4833sf huge lot, the home features a spectacular south-facing backyard and huge deck—soaked in sunshine all day long. Offering almost 1,800sq. ft. above grade, this home includes three bedrooms plus a spacious bonus room upstairs you'll absolutely love. The main level showcases a large great room with beautiful maple hardwood floors, along with an open-concept kitchen featuring a breakfast bar, generous dining area, and direct access to the deck and backyard—perfect for keeping an eye on the kids while preparing meals. The kitchen is equipped with newer appliances (excluding the fridge), making it move-in ready and functional for everyday living. Upstairs, the primary suite includes a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and a stunning bonus room with vaulted ceilings complete the upper level. Recent upgrades include a new roof (2024) and new furnace (2026), offering peace of mind for years to come. The basement provides a wide open layout with plumbing already roughed-in, making it easy to customize and grow into over time. Don't miss this opportunity—call today to book your private showing.