



**210 Kincora Place NW  
Calgary, Alberta**

**MLS # A2290266**



**\$724,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,089 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Pie Shar		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** Murphy Bed

**\*\*OPEN HOUSE SUNDAY March 15, 1-3pm\*\*.** Welcome to this immaculate two-storey walkout nestled on a quiet cul-de-sac with sunny south-facing views in the desirable community of Kincora. With thoughtful updates and exceptional pride of ownership, this home offers the perfect blend of comfort, functionality, and location. Step inside to a bright, inviting layout filled with natural light featuring Central A/C and new window coverings. At the front of the home, a versatile room provides the perfect space for a home office, study, or quiet sitting area—ideal for today’s work-from-home lifestyle. The updated kitchen is designed for both everyday living and entertaining, highlighted by a huge central island that provides plenty of prep space, storage, seating, and the perfect gathering spot for family and friends. Modern finishes and ample cabinetry make this kitchen both stylish and highly functional, while large windows showcase the sunny southern exposure and expansive views. Upstairs, you’ll love the spacious bonus room featuring a cozy gas fireplace, creating the perfect space for movie nights and relaxing with family. The primary bedroom is a true retreat, offering gorgeous views to greet you each morning and a beautifully updated 4-piece ensuite, providing a private and relaxing space to start and end your day. The upper level includes 2 additional bedrooms, one with a built in murphy bed so you can use the room however you wish. The upstairs is also home to the laundry where the clothes live so no running up and down the stairs with baskets! A true standout feature is the partially finished, walkout basement which offers incredible flexibility—whether you envision additional living space, a home gym or recreation area and with direct access to the backyard, you can enjoy a seamless indoor-outdoor lifestyle. Outside, the massive

pie-shaped yard offers plenty of room to relax, garden, or host gatherings while enjoying the sunny south views and added privacy of no neighbours behind. Residents of Kincora enjoy scenic ravines, extensive walking pathways, parks, and a peaceful suburban atmosphere with a distinctive Celtic-inspired design throughout the neighbourhood. With convenient access to major routes like Stoney Trail, Symons Valley Blvd and nearby shopping at Creekside, Beacon Hill and Sage Hill, this home offers a rare combination of tranquility and convenience. Lovingly maintained and move-in ready, this is a fantastic opportunity to own a beautiful, former Showhome in one of northwest Calgary's most desirable family communities. You'll find an extensive list of updates in the supplements and be sure to take a virtual tour via the film reel icon. Don't wait on this beautiful property!