



**43 Kincora Crescent NW
Calgary, Alberta**

MLS # A2294601



\$575,000

Division:	Kincora		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,574 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

This beautiful three-bedroom home strikes the perfect balance of character, comfort, and functionality from top to bottom. It's designed for an easy city living and is located in Kincora; one of the sought after neighborhoods in North West Calgary. It's just a short drive to Goodlife fitness, Spiltsville Bowling, Burbujitas Dayhome, restaurants, playgrounds, plazas and other amenities. In addition to existing schools, CBE has proposed development of 5 new schools in the vicinity. As you step inside, you'll find a bright, sun-filled front living room with beautiful wide plank hardwood floors that flow seamlessly into the kitchen and dining area. The kitchen is ideal for culinary pursuits with the good-sized island and lots of storage space including pantry. Upstairs, there are three nicely sized bedrooms, a family bathroom, and the convenience of an upper laundry with a newer washer and dryer. The primary bedroom is your personal Zen space with a walk-in closet and 3-piece ensuite. The unfinished basement with rough-in for a bathroom offers a perfect opportunity to explore your creativity. Outside, you'll find a private urban oasis with a good-sized wooden deck. Recent updates include: new washer and dryer (2025), new roof (2025), new vinyl sidings (2025) and hot water tank (2025). Come see all that this wonderful home has to offer — it might just be the one you've been waiting for! PS: Hot Water Tank is leased with Reliance with monthly rent of roughly \$26.00.