



**16 Kincora Hill NW**  
**Calgary, Alberta**

**MLS # A2153305**



**\$749,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	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>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning home located in the heart of the vibrant community of Kincora. This beautiful front-garage home offers incredible value and charm, well designed to impress with big windows that allows an abundance of natural sunlight. As you step inside you'll be greeted by an inviting open to below area, highlighted the beautiful dark stained hardwood floors. The main floor features a functional kitchen layout with full-height upgraded cabinets. There is also a spacious living room with a fireplace, kitchen with breakfast bar, and a family dining area. This house boasts over 2000 sqft of living area and includes a generous backyard with plenty of room for family activities and outdoor enjoyment. Upstairs, this home offers 3 Bedrooms along with a spacious bonus room. The basement is unfinished, presenting an opportunity for you to develop according to your vision. Located just 5 mins from stoney trail, shaganappi trail, and numerous shopping centres, this home perfectly situated for both convenience and community. Don't miss out on this exceptional opportunity. This vacant home is ready for you to move in and make it your own.