



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

**MLS # A2175761**



**\$719,000**

<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>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

This stunning front-garage home offers incredible value and is thoughtfully designed to provide a bright, open and inviting living space. As you enter, you're welcomed by an inviting open to below area that sets the tone for the spacious layout. With over 2000sqft of living space, this house boasts three generous bedrooms and a large bonus room on the upper level, perfect for cozy family gatherings. The main floor is filled with natural light, and the decent sized backyard invites endless possibilities for outdoor enjoyment. The unfinished basement provides a blank canvas for you to tailor to your unique needs. Ideally located, this home offers easy access to major routes like Stoney trail and Shaganappi trail, placing you just mins away from shopping centers, schools and all the essentials. Recently reduced to an unbeatable price, this gem is sure to move fast. Don't miss out on the opportunity to make it yours!