

# \$729,000 - 340 Kincora Drive Nw, Calgary

MLS® #A2209166

**\$729,000**

3 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.11 Acres

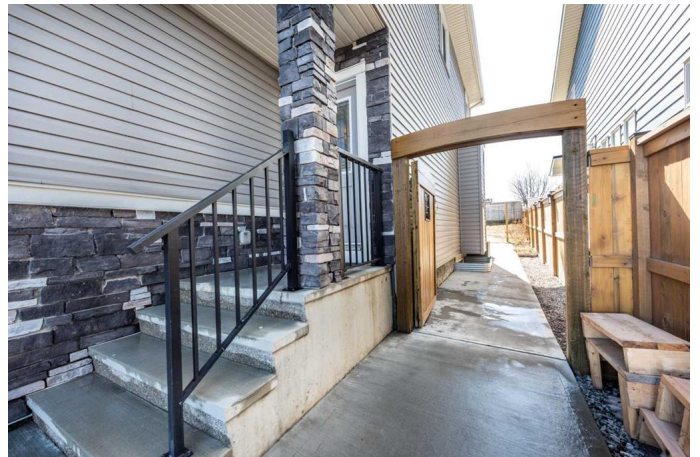
Kincora, Calgary, Alberta

2016 BUILT IN DESIREABLE Kincora? Here it is, EVERYTHING single family home features 9-foot ceiling, open concept, granite countertops in kitchen, the built-in speaker on the main floor and master bedroom, the potential for 5.1 channel home theater systems as the wiring is ready in the bonus room. Upstairs you will find a spacious bonus room for family entertaining, a good size master bedroom with 4PC ensuite, 2 additional bedrooms, and another 4PC main bathroom. Both of two bathrooms are one-piece marble sink and countertops. From the bonus room, there is an unobstructed green space view. Did I mention all Hunter Douglas window coverings? Yes, those blinds cost more than \$10,000.

Built in 2016

## Essential Information

MLS® #	A2209166
Price	\$729,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,795
Acres	0.11
Year Built	2016
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	340 Kincora Drive Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1N2

### **Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Insert
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Greenbelt, Environmental Reserve
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	240
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
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