

# \$825,000 - 208 Kincora Point Nw, Calgary

MLS® #A2188435

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,143 sqft

Residential on 0.10 Acres

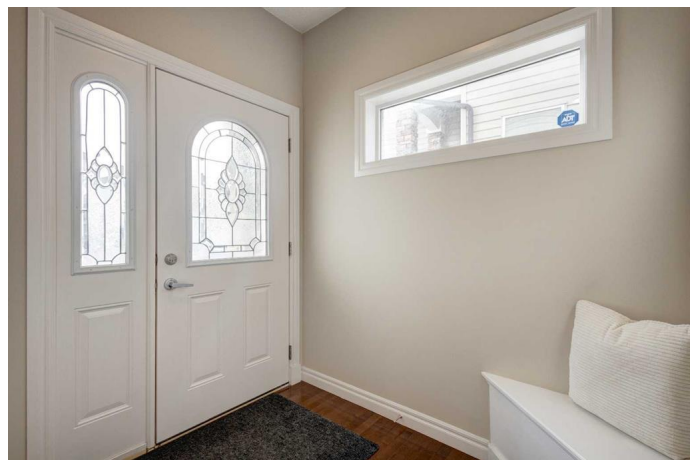
Kincora, Calgary, Alberta

Located on a quiet cul-de-sac in Kincora Point, this beautifully appointed two-story home is perfect for families and entertaining alike. Featuring a stunning formal dining room, with soaring ceilings open to the second level, is elegantly divided from the great room by a striking feature wall with a two-way gas fireplace. The great room flows seamlessly into the bright breakfast nook and the thoughtfully designed gourmet kitchen, which boasts an abundance of cabinetry, ample counter space, stainless steel appliances, granite countertops, and a spacious island with a breakfast bar.

Step through the patio doors onto an oversized deck that spans the width of the home—ideal for summer barbecues—while still leaving plenty of space in the beautifully landscaped backyard for kids to run and play.

Upstairs, a sunlit bonus room provides additional living space, while three generously sized bedrooms, including a luxurious primary suite with a spa-like five-piece ensuite, offer comfort and privacy. This home is loaded with premium upgrades, including 9-foot ceilings, granite countertops in all bathrooms, maple hardwood floors, upgraded brushed nickel hardware and light fixtures, and warm neutral paint tones.

This residence also features an attached double garage and impeccable craftsmanship



throughout plus a BRAND NEW ASPHALT SHINGLE ROOF.

Don't miss this opportunity to own a truly exceptional home in one of Kincora's finest locations, situated within minutes from Creekside Shopping Centre, Sallamie Park, and surrounded by walking paths.

Built in 2006

### Essential Information

MLS® #	A2188435
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,143
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	208 Kincora Point Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0A5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	February 4th, 2025
Days on Market	74
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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