

\$788,000 - 94 Kincora Gardens Nw, Calgary

MLS® #A2268989

\$788,000

4 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

Welcome to this beautifully maintained, original-owner home offering over 3,000 sq ft of developed living space in the highly sought-after, family-friendly community of Kincora. Ideally located on a quiet street just steps from scenic green space, this spacious 4-bedroom residence combines comfort, functionality, and thoughtful upgrades throughout.

The main floor features an inviting open-concept layout with a soaring vaulted ceiling in the living room, highlighted by a stunning floor-to-ceiling stone-faced fireplace and decorative ceiling beams. The chef-inspired kitchen boasts granite countertops, maple cabinetry, a raised breakfast bar, corner pantry, and newer stainless steel appliances—including a refrigerator and electric stove replaced within the last two years. A bright and expansive breakfast nook opens onto a newly painted oversized deck with a BBQ gas line, perfect for outdoor entertaining.

A generously sized main floor office with French doors, large window, and hardwood flooring provides an ideal work-from-home space. A convenient 2-piece powder room and laundry room complete the main level.

Upstairs, a sun-filled bonus room with corner windows offers serene ravine views. The spacious primary suite includes a luxurious 5-piece ensuite with a relaxing corner soaker tub. Two additional bedrooms are thoughtfully positioned for privacy and share a 4-piece



bathroom.

The professionally developed basement is a true showstopper—designed for entertaining with a large recreation area, wet bar with wine fridge, and a full home theatre system. A fourth bedroom and another full 4-piece bathroom complete this level.

Additional features include hardwood flooring on the main, upgraded underlay on the stairs, built-in sound system, central vacuum, and extra windows for enhanced natural light.

Recent updates include new roof shingles, partial new siding, and a new garage door with windows.

Enjoy all that Kincora has to offer—ravines, parks, playgrounds, and extensive walking/biking paths—while being close to schools, shopping, and with easy access to the airport and the mountains.

Don't miss your chance to own this exceptional home—contact your favorite REALTOR® today to schedule a private showing!

Built in 2006

Essential Information

MLS® #	A2268989
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	94 Kincora Gardens Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0W9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, G Side By Side
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Countertops, Hardwood Floors, Open Floor Plan, Walk-In Closets, Windows
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Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Gas, Mantle, Marble
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	Playground, Private Yard
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Lot Description	Back Yard, Rectangular Lot, City Lot
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Roof	Asphalt Shingle
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Construction	Concrete, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 5th, 2025
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Days on Market	9
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Zoning	R-G
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HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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