

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

MLS® #A2188435

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,143 sqft  
Residential on 0.10 Acres

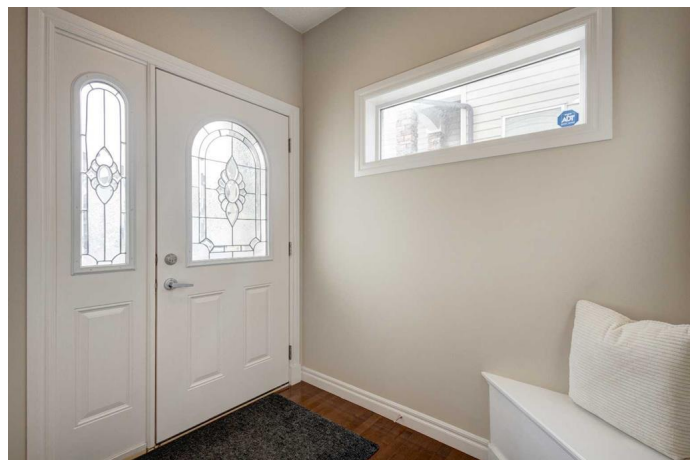
Kincora, Calgary, Alberta

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 | 63                 |
| Zoning         | R-G                |
| HOA Fees       | 210                |
| HOA Fees Freq. | ANN                |

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.