

# \$769,000 - 381 Kincora Glen Rise Nw, Calgary

MLS® #A2232015

**\$769,000**

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Residential on 0.08 Acres

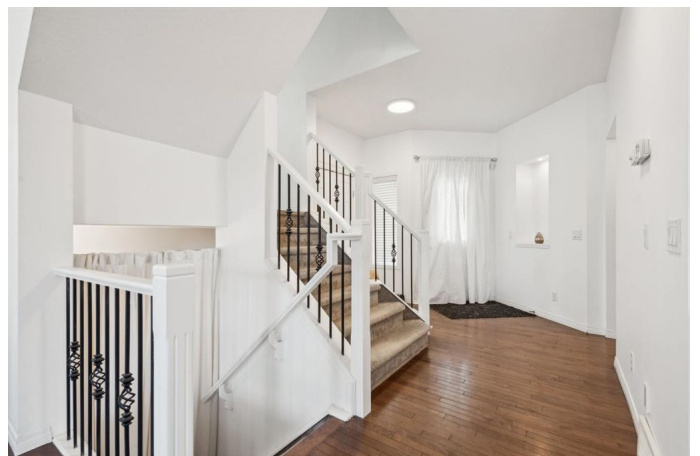
Kincora, Calgary, Alberta

Welcome to this 3-bedroom home in the desirable community of Kincora, featuring a mortgage helper and over 2,600 sq.ft. of thoughtfully designed living space.

Step into the spacious foyer and be greeted by an open-concept main floor with rich hardwood flooring, 9-foot ceilings, and an abundance of natural light. The gourmet kitchen is a chef's dream with stainless steel appliances, gas stove, granite countertops, breakfast bar, and a walk-through pantry that connects seamlessly to the laundry/mudroom and garage entry. The generous dining area flows into the cozy living room with a gas fireplace, perfect for family gatherings. A private powder room and a deck with a gas BBQ line complete the main level.

Upstairs, retreat to your spacious primary suite featuring a 5-piece ensuite with soaker tub, dual sinks, and a walk-in closet. A vaulted-ceiling bonus room offers the perfect location for movie nights or a home office. Two additional bedrooms and a 4-piece bathroom provide plenty of space for family or guests. The fully developed walkout basement includes an illegal 1-bedroom suite, ideal for extended family or as a mortgage helper, featuring its own private entrance, in-suite laundry, stainless steel appliances, and a bathroom with heated floors for ultimate comfort.

Additional features include air conditioning, water softener, and a fenced backyard with garden shed—ideal for gardeners or extra



storage.

Location is everything! Enjoy quick access to major routes including Stoney Trail and Shaganappi Trail, and you're just minutes from shopping and services at Creekside Shopping Centre, Beacon Hill, Sage Hill Crossing, and Costco. Nearby amenities include parks, walking trails, transit, schools, and more—making this the perfect home for families and investors alike.

This is the perfect opportunity to own a move-in-ready home with income potential in one of NW Calgary's most family-friendly communities. Don't miss it—book your private showing today!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232015    |
| Price          | \$769,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,956       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 381 Kincora Glen Rise Nw |
| Subdivision | Kincora                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R0B5                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Exterior Entry, Finished, Full                                                                                                                       |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard                                                    |
| Lot Description   | Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 60              |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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