

# \$815,000 - 157 Kincora Glen Rise Nw, Calgary

MLS® #A2194530

**\$815,000**

4 Bedroom, 3.00 Bathroom, 2,397 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

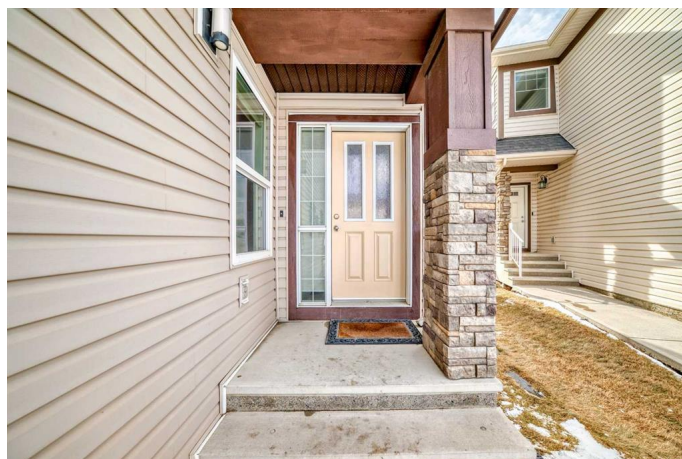
OPEN HOUSE on Sunday! Welcome to the prestigious community of Kincora, renowned for its beautiful environmental reserves, a charming gazebo, playgrounds, and 5 km of paved walking trails. The neighborhood also boasts a striking rock wall entrance, a distinctive watchtower, and elegant lantern-style streetlights. This stunning contemporary 4-bedroom home backs onto a serene ravine and features a full-size basement, ready for your personal touch. The home features large windows that overlook your private, south-facing backyard—fully landscaped and complete with a spacious patio and an upgraded deck with BBQ hookups. Inside, the main floor offers an open-concept layout with soaring 9-foot ceilings, a gourmet kitchen with sleek quartz countertops, high-end appliances, and a convenient walkthrough pantry. Upstairs, you'll find generously sized bedrooms, a well-appointed laundry room, and a luxurious primary suite featuring dual sinks, a large soaker tub, and a spacious walk-in closet with a built-in organizer. With easy access to shopping, schools, and a variety of amenities, this home offers the perfect blend of comfort, style, and convenience.

Built in 2011

## Essential Information

MLS® #

A2194530



|                |             |
|----------------|-------------|
| Price          | \$815,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,397       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 157 Kincora Glen Rise Nw |
| Subdivision | Kincora                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0B7                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

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

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Backs on to Park/Green Space          |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 46               |
| Zoning         | R-G              |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Everest Realty and Property Management Corp. |
|----------------|--|

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