# 1028 Kincora Drive NW

Calgary | Active | MLS® A2345709

**$619,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2005** | **1,746 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

Situated on a prime 440 sq. m corner lot in the desirable community of Kincora, this warm, sun-filled 2-storey home offers over 1,746 sq. ft. of above-grade living space plus a fully finished basement, delivering a total of 4 bedrooms, 3.5 bathrooms, and an attached double garage equipped with an oversized height door. The main floor welcomes you with a light-filled entryway foyer featuring a built-in closet and a convenient 2-piece powder room and adjacent mudroom/ laundry room, flowing into an open-concept living area finished with warm hardwood flooring. The spacious great room centers around a cozy gas fireplace with a classic wood mantle and tile surround, accompanied by large windows overlooking the backyard. Open to the living space, the functional kitchen boasts rich wooden cabinetry, tile backsplash, a corner walk-in pantry, a central island with a raised breakfast bar, seamlessly connecting to an adjacent dining area where sliding glass doors open to the outdoor deck. Main floor laundry with stacked appliances and direct access to the attached garage round out the main level. Upstairs, a massive bonus family room with broad windows serves as an ideal media hub or play area, sitting alongside three spacious bedrooms. The primary suite features a bright layout, a walk-in closet, and a private 5-piece ensuite bath complete with a deep corner soaking tub and double vanity, while the two additional bedrooms offer ample closet space and quick access to a full 4-piece central bathroom. The fully finished lower level expands your living space with a large recreation room, a full 3-piece bathroom, an enclosed utility/storage space, and a wet bar or kitchenette station complete with modern light-toned cabinetry, a dual sink, tile backsplash, and mini-fridge setup-all next to a generous 4th bedroom. Outdoors, the fully fenced backyard is designed for summer entertaining with a raised upper deck featuring glass railings, a secondary lower wooden deck patio, and curated rock-garden landscaping with mature trees and shrubs.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2345709 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2005 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

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|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,746 sq. ft. |
| **Main Level Finished Area:** | 768 sq. ft. |
| **Upper Level Finished Area:** | 978 sq. ft. |
| **Below Grade Finished Area:** | 578 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,736 sq. ft. |
| **Lot Frontage:** | 54'2" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2005 (Age: 21) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0610518 |
| **Heating:** | High Efficiency, Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame, Wood Siding |

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|---|---|
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Great Room, Mantle |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **HOA Fee:** | $210.00 |
| **City Quadrant:** | Northwest |
| **Community:** | Kincora |
| **Amenities:** | Other |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 12'9" × 11'2" · |
| **Main Floor** | Dining Room · 12'9" × 9'3" · |
| **Main Floor** | Great Room · 16'3" × 12'1" · |
| **Main Floor** | Foyer · 9'8" × 8'8" · |
| **Main Floor** | Mud Room · 8'8" × 5'9" · |

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|---|---|
| **2nd Floor** | Bedroom - Primary · 13'4" × 12'2" · |
| **2nd Floor** | Bedroom · 10'2" × 9'8" · |
| **2nd Floor** | Bedroom · 11'1" × 8'8" · |
| **2nd Floor** | Walk-In Closet · 7' × 5'2" · |
| **2nd Floor** | Bonus Room · 18'6" × 15'6" · |
| **Basement** | Bedroom · 12'5" × 9'7" · |
| **Basement** | Game Room · 23'9" × 17'8" · |
| **Basement** | Furnace/Utility Room · 10'7" × 10'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Yard, Few Trees, Landscaped, Lawn |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 15, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1028-kincora-drive-nw-calgary-a2345709/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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