12 kincora Mews NW

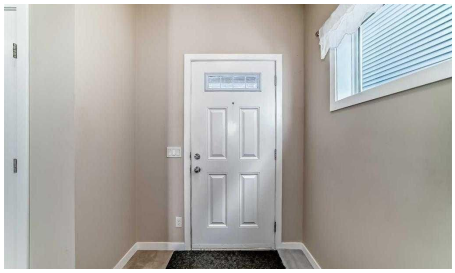
Calgary | Active | MLS® A2354562

$749,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2012**	**2,337.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Maple Leaf Realty Inc.

A closer look

Big price reduction & best price walk-out home located on a quiet cul-de-sac in the heart of Kincora. Shows pride of ownership with open floor plan. Main floor features 9' ceilings with hardwood floors, office, 2-pc bathroom, pantry & island in the kitchen, granite counter tops, lots of storage cabinets, stainless steel appliances, large living room with fireplace, bright dining room with windows to a large deck 17'5" x 23'7". Upper floor has huge bonus room with vaulted ceilings, super large primary bedroom with walk-in closet and a 5-pc ensuite bathroom, 2 other good sized bedrooms, laundry room and a 4-pc bathroom. Fully open walk-out basement with roughed-in plumbing. Close to T&T, Walmart, Costco & Beacon Hill shopping area. Fully fenced & landscaped with low maintenance backyard. This area also zoned for designated schools. Easy access to downtown, Deerfoot Trail, Stoney Trail & airport and move in before Christmas.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354562
Bedrooms	3
Bathrooms	3
Year Built	2012
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,337.1 sq. ft.
Main Level Finished Area:	977.4 sq. ft.
Upper Level Finished Area:	1,359.7 sq. ft.

Acreage:	No
Lot Area:	4,992 sq. ft.
Lot Frontage:	31'7¼"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2012 (Age: 14)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1113462
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1

Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Kincora
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Utility Right Of Way
Main Floor	Dining Room · 11'11" × 8'6" ·
Main Floor	Living Room · 16'2" × 9'9" ·
Main Floor	Pantry · 3'11" × 3'10" ·
Main Floor	Mud Room · 8'9" × 7'3" ·
Main Floor	Office · 9'4" × 5'11" ·
Main Floor	Kitchen With Eating Area · 16'2" × 9' ·
Main Floor	Entrance · 7'4" × 6' ·
Main Floor	Other · 23'7" × 17'5" ·
2nd Floor	Bedroom - Primary · 11'5" × 9'8" ·
2nd Floor	Bedroom · 10'5" × 10'3" ·
2nd Floor	Bedroom · 12'1" × 10'6" ·
2nd Floor	Bonus Room · 19' × 12'11" ·
2nd Floor	Laundry · 10'5" × 7'3" ·

2nd Floor	Walk-In Closet · 10'5" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance
Exterior Features:	Balcony, Barbecue, Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, No Back Lane, Sloped Down
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-kincora-mews-nw-calgary-a2354562/

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