225 Kincora Heights NW

Calgary | Active | MLS® A2309380

$868,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**2,313.9 sq. ft.**

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Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this impeccably finished, air-conditioned 4-bedroom home offering plenty of space for family, friends, and pets. Multiple living areas across all levels provide comfort and flexibility for every lifestyle. Bonus: Separate side entrance to the basement, complete with a separate kitchen and separate laundry - ideal for extended family or added flexibility. The open-concept kitchen features stainless steel appliances and granite countertops, while the large family room with a gas fireplace creates the perfect setting for gatherings and cozy evenings. A loft-style office on the upper level overlooks the ravine and opens into additional living space with beautiful natural views. Convenient upper-floor laundry adds to the home’s functionality. The spacious primary bedroom includes a generous walk-in closet and a bright 5-piece ensuite complete with a relaxing soaker tub. The fully finished basement is ideal for entertaining, featuring an additional family room perfect for hosting the next big game, along with a 4th bedroom, separate kitchen, separate laundry area, private entrance, and a large storage room. Outside, the expansive yard is designed for enjoyment with a stamped concrete patio, underground sprinklers, and a natural gas hookup for summer BBQs.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2309380
Bedrooms	4
Bathrooms	4
Year Built	2005
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,313.9 sq. ft.
HOA Fee Frequency:	Annually

Acreage:	No
Lot Area:	4,370 sq. ft.
Lot Frontage:	35'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2005 (Age: 21)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Plan:	0511117
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	4

Parking:	Concrete Driveway, Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$210.00
City Quadrant:	Northwest
Community:	Kincora
Amenities:	Park
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'11" × 10'5" ·
Main Floor	Kitchen · 13'1" × 12'11" ·
Main Floor	Family Room · 17'6" × 14'1" ·
Main Floor	Pantry · 4' × 4' ·
Main Floor	Living Room · 11'10" × 11'6" ·
Main Floor	Entrance · 5'10" × 3'11" ·
Main Floor	Mud Room · 5'10" × 5'7" ·
Main Floor	Entrance · 6'9" × 3'7" ·
2nd Floor	Bonus Room · 19' × 12'11" ·
2nd Floor	Bedroom - Primary · 15'4" × 13'11" ·
2nd Floor	Walk-In Closet · 11'3" × 3'11" ·
2nd Floor	Bedroom · 12'4" × 9'10" ·
2nd Floor	Bedroom · 10'11" × 10'1" ·
2nd Floor	Office · 12'4" × 12'2" ·

2nd Floor	Laundry · 7'9" × 5'3" ·
Basement	Storage · 25'11" × 7'3" ·
Basement	Kitchen With Eating Area · 17'5" × 16'11" ·
Basement	Bedroom · 11'11" × 10'4" ·
Basement	Walk-In Closet · 6' × 3'11" ·
Basement	Laundry · 8'8" × 8' ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	May 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/225-kincora-heights-nw-calgary-a2309380/

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