276 Kincora Heights NW

Calgary | Active | MLS® A2358296

$799,888









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**2,102 sq. ft.**

Your next move starts with a conversation.

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Listed by TREC The Real Estate Company

A closer look

Welcome to 276 Kincora Heights NW! This beautifully renovated walkout home backing directly onto the ravine offers a rare opportunity to enjoy nature, comfort, and flexibility in one of Northwest Calgary's most desirable communities. GETTING A PROPERTY ON THE RAVINE AT THIS PRICE IS RARE, TAKE ADVANTAGE !!

Lovingly maintained by its original owner, this exceptional two-storey home showcases pride of ownership throughout. Extensive updates include a stunning new kitchen, renovated bathrooms, new flooring, upgraded lighting inside and out, new siding, new garage door, furnace (2021), newer roof, and numerous improvements to the fully developed walkout basement.

The spectacular location is truly one of a kind. Backing directly onto Kincora's scenic ravine and extensive pathway system, you'll enjoy peaceful views, abundant wildlife, and year-round access to nature right from your backyard. Relax on the maintenance free upper deck, entertain on the lower patio, or gather around the BBQ using the convenient outdoor gas line. Mature trees and berry bushes create a private outdoor retreat for family and friends.

Inside, natural gas fireplaces on both the main floor and walkout level provide warmth and comfort throughout the seasons. The home's flexible layout is ideal for today's lifestyles, featuring two dedicated home office spaces perfect for remote work, studying, creative pursuits, or managing a busy household.

Upstairs, the spacious primary suite offers a walk-in closet and a beautifully updated five-piece ensuite complete with a new soaker tub. Two additional bedrooms and a full bathroom provide ample space for family members and guests.

The fully developed walkout basement adds exceptional versatility. With a separate entrance, kitchenette featuring refrigerator and dishwasher, walk-in shower, and stairlift to the main floor, the lower level is perfectly suited for multigenerational living, extended family, independent young adults, guests, or those seeking enhanced accessibility. The spacious open-concept fourth bedroom area offers flexibility for a variety of needs, including additional living space, a fitness area, hobby room, or guest accommodations.

Kincora is known for its family-friendly atmosphere, beautiful parks, greenspaces, and interconnected pathways. Residents enjoy convenient access to shopping, restaurants, entertainment, and major routes including Stoney Trail. Families will also appreciate the recently approved K-9 school, adding even more value to this thriving community.

Whether you're a growing family, remote professional, multigenerational household, or someone looking for a home that can adapt to changing needs over time, this property offers an exceptional combination of location, lifestyle, and flexibility.

OPPORTUNITIES LIKE THIS DON"T COME ALONG VERY OFTEN AND INTEREST IS EXPECTED TO BE VERY HIGH!!. Some photos are virtually staged. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358296
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
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,102 sq. ft.
Main Level Finished Area:	1,030 sq. ft.
Below Grade Finished Area:	906 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,328 sq. ft.
Lot Frontage:	46'4"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9

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:	2
Plan:	0510225
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, 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, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Main Level

HOA Fee:	$210.00
City Quadrant:	Northwest
Community:	Kincora
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Inclusions:	Natural Gas BBQ and Heater
Restrictions:	Restrictive Covenant
Main Floor	Kitchen · 12'8" × 9'5" ·
Main Floor	Living Room · 14'11" × 14'11" ·
Main Floor	Dining Room · 17'5" × 9'6" ·
Main Floor	Office · 10'10" × 8'9" ·
Main Floor	Foyer · 9'8" × 8'7" ·
Main Floor	Laundry · 6'11" × 5'5" ·
2nd Floor	Family Room · 17'11" × 13'3" ·
2nd Floor	Bedroom - Primary · 13'4" × 11'10" ·
2nd Floor	Walk-In Closet · 7'5" × 6'11" ·
2nd Floor	Bedroom · 10'4" × 9'7" ·
2nd Floor	Bedroom · 12'1" × 9'10" ·
Basement	Kitchen · 13'10" × 12'7" ·
Basement	Game Room · 14'10" × 14'3" ·
Basement	Bedroom · 15'6" × 10'11" ·
Basement	Office · 12'2" × 9'5" ·
Basement	Furnace/Utility Room · 16'7" × 7'6" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Central Vacuum, French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Garden, Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/276-kincora-heights-nw-calgary-a2358296/

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