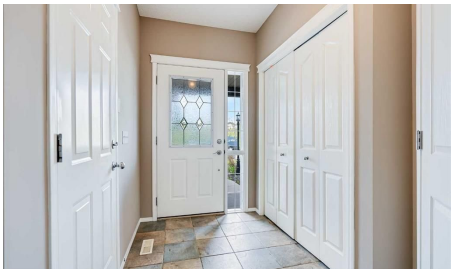
34 Kincora Drive NW

Calgary | Active | MLS® A2350757

$649,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2003**	**1,672.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

!! Open House Saturday, October 10th @ 1-3pm !! Kincora is a thoughtfully designed community where green space and everyday convenience come together. With an expansive stretch of nature winding through, it’s easy to enjoy a connection to the outdoors. Measuring just under 1,700 sq. ft. this two-storey offers plenty of thoughtful features and a floorplan designed to grow with you. Step inside to a welcoming mix of tile and rich brown hardwood floors. The open-concept main floor is functional and inviting; Centered around an L-shaped kitchen with natural maple cabinetry, a walk-in pantry, a raised breakfast bar, and a built-in nook ideal for a corner office. The dining space overlooks the backyard which features dual doors leading directly into the beautifully landscaped yard. A central gas fireplace warms the living room, connecting all 3 corners on this main floor. Upstairs, every inch has been thoughtfully utilized. A private laundry room brings convenience to a mundane task, while the bright bonus room offers a versatile area for relaxing with family or entertaining friends. A stained-glass ceiling fan adds a unique pop of colour to the tall ceilings here. The primary bedroom is a comfortable retreat, complete with a walk-in closet, and a five-piece ensuite including dual sinks, a standing shower, plus a soaker tub. In addition you’ll find two secondary bedrooms, a linen closet, and a four-piece bathroom. Natural light continues to be a standout feature upstairs, creating an open and airy feel throughout both levels of this home. Outdoors, the mature trees and shrubs along the fence provide color and privacy, while the two-tiered deck creates a distinctive space for lounging. Additional features include fresh paint throughout, central air conditioning, low maintenance front yard, and a double attached garage with a concrete driveway. You’re just moments from everyday essentials including: Co-Op Creekside, Orange Theory Fitness, Serene Day Spa, Creekside Dental/Medical, Starbucks, Splitsville, Symons Valley, Stoney Trail, and more. Parks and ponds are around every corner, adding to the appeal of this thoughtfully developed neighborhood - Explore the iGuide and book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350757
Bedrooms	3
Bathrooms	3
Year Built	2003
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:	1,672.22 sq. ft.
Main Level Finished Area:	699.81 sq. ft.
Upper Level Finished Area:	972.41 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,165 sq. ft.
Lot Frontage:	35'11"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2003 (Age: 23)
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:	0310875
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$210.00
City Quadrant:	Northwest
Community:	Kincora
Amenities:	Gazebo, Park, Playground
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen With Eating Area · 21' × 16'11" ·
Main Floor	Living Room · 15'3" × 13'2" ·
Upper Level	Bedroom · 10' × 9'11" ·
Upper Level	Bedroom · 10' × 10' ·
Upper Level	Bonus Room · 13' × 11'8" ·

Upper Level	Laundry · 8'5" × 5'4" ·
Upper Level	Bedroom - Primary · 17'8" × 11'1" ·
Upper Level	Walk-In Closet · 7'8" × 5'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Open Lot, Street Lighting, Treed, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/34-kincora-drive-nw-calgary-a2350757/

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

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.