# 50 Kincora Park NW

Calgary | Active | MLS® A2340720

**$839,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2003** | **2,078 sq. ft.** |

## Your next move starts with a conversation.

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

Listed by RE/MAX Rocky View Real Estate

# A closer look

Step in, see the view & say WOW! Intentionally designed with windows stretching across the whole back of the house to take advantage of the beautiful, private ravine views, & built with the high standards of quality that Jayman homes are known for, you're not walking into a space like all the others! The open concept main level is perfect for entertaining with it's large dining area (big enough to easily fit a table for 8-10!), a spacious living room with a fireplace, & a functionally laid out kitchen. There is easy access to the enclosed sunroom with a heater, making it perfectly usable all year round, & from there you can head out onto the Composite deck or park like backyard where you can enjoy the peaceful views from your hot tub or the firepit! A spacious walk-in pantry & tucked away coffee bar (or a perfect space for a drop zone for all those items you want out of sight!), main floor laundry, private 2 pc bath, & spacious entry from the double garage make the main level practical & very functional. Heading upstairs, you will find a spacious loft with a built-in desk, & 3 bedrooms including the master suite perfectly situated so you can wake up & take in the landscape. The large ensuite features a walk in closet, toilet room, walk in shower, & dual vanities separated by the soaker tub. The basement has been freshly painted & is a perfect hang out space with a wet bar & pool table, as well as another bedroom & full bath. Other features you may not notice right away are the 30 year shingles (installed Nov 2020), hot water tank replaced at the end of 2020, the composite deck (installed in 2024), exterior Gemstone lighting, irrigation system, & the freshly sealed exposed aggregate at the front entry. Kincora is a highly sought after neighborhood close to amenities & major roads, as well as beautifully maintained with additional flowers & landscaping thanks to the low annual HOA. This is a home you don't want to miss!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2340720 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **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:** | 2,078 sq. ft. |
| **Main Level Finished Area:** | 1,020 sq. ft. |
| **Upper Level Finished Area:** | 1,058 sq. ft. |
| **Below Grade Finished Area:** | 1,020 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 5,618 sq. ft. |
| **Lot Frontage:** | 35'3¼" |
| **Front Exposure:** | Southeast |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2003 (Age: 23) |
| **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:** | 0312941 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Mixed, Stone, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 3 |
| **Fireplace Details:** | Basement, Free Standing, Gas, Living Room, Sun Room, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room, Main Level |
| **HOA Fee:** | $218.64 |
| **City Quadrant:** | Northwest |
| **Community:** | Kincora |
| **Amenities:** | None |
| **Appliances:** | See Remarks |
| **Inclusions:** | Refrigerator, Stove, Built-In Dishwasher, Microwave Hood Fan, Garberator, Table in Entry, Sony Receiver, 2 side tables in Living Room, 2 Kitchen bar stools, All Window Coverings, Washer, Dryer, All decor and Misc items in house, Gas BBQ, Hot Tub - sold as-is), Vacuum System with Attachments, Garage Door Opener with 1 Garage Remote, pool table with accessories, bar fridge, tv in master bedroom |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Living Room · 15'10" × 15' · |
| **Main Floor** | Dining Room · 17' × 10'1" · |
| **Main Floor** | Kitchen · 12'5" × 10' · |
| **Main Floor** | Pantry · 5'4" × 4' · |

| | |
|---|---|
| **Main Floor** | Breakfast Nook · 4' × 2'9" · |
| **Main Floor** | Laundry · 5'6" × 2'10" · |
| **Main Floor** | Sunroom/Solarium · 12'9" × 11'8" · |
| **2nd Floor** | Entrance · 8' × 7'10" · |
| **2nd Floor** | Office · 8'2" × 8'2" · |
| **2nd Floor** | Bedroom · 12' × 9'10" · |
| **2nd Floor** | Bedroom · 13'4" × 10'1" · |
| **2nd Floor** | Bedroom - Primary · 15' × 12' · |
| **2nd Floor** | Walk-In Closet · 8'9" × 5' · |
| **Basement** | Flex Space · 11'5" × 7'5" · |
| **Basement** | Family Room · 28' × 12'3" · |
| **Basement** | Bedroom · 16' × 9'7" · |
| **Basement** | Kitchenette · 9'5" × 7'8" · |
| **Basement** | Furnace/Utility Room · 8'4" × 6' · |
| **Basement** | Storage · 5'1" × 3'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| **Exterior Features:** | Fire Pit |
| **Patio And Porch Features:** | Deck, Enclosed, See Remarks |
| **Lot Features:** | Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Sloped Down, Underground Sprinklers |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |

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|---|---|
| **Zone:** | CAL Zone N |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 01, 2026 |

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

https://www.maltiwana.ca/properties/50-kincora-park-nw-calgary-a2340720/

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

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