

# \$675,000 - 127 Kincora Drive Nw, Calgary

MLS® #A2266386

**\$675,000**

3 Bedroom, 4.00 Bathroom, 1,812 sqft

Residential on 0.13 Acres

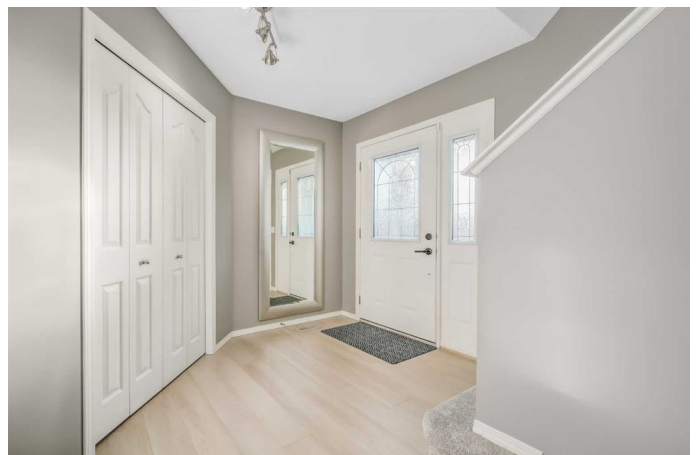
Kincora, Calgary, Alberta

Nestled on a tree-lined street in the elevated community of Kincora, this home offers a rare blend of privacy, charm, and modern comfort. Kincora is unique as a peaceful and self-contained neighbourhood with no commercial spaces. It is nestled amongst scenic walking paths and rolling landscapes that residents love.

This elegantly renovated 2-storey home offers 3 bedrooms and 3.5 bathrooms across a spacious, open floor plan. Freshly painted and featuring new carpet and luxury vinyl plank flooring – part of over \$55,000 in recent updates – the main floor includes a large dining nook and a tranquil living room with a tile-faced gas fireplace, perfect for family gatherings and relaxed evenings. The kitchen shines with modern updates throughout – including painted cabinets, a new glass pantry door, and other sleek finishings – all tying the space together with a clean, contemporary feel. Off the garage entry, a mudroom with main floor laundry adds practicality and everyday convenience.

Upstairs, a vaulted bonus room, separated from the bedrooms for extra privacy, offers the perfect spot for movie nights or quiet downtime. The primary retreat features an oversized shower with seat, spa-inspired soaker tub, and walk-in closet, while two additional bedrooms and a full 4-piece bath complete the level.

The fully developed basement adds even



more living space – ideal for a media room, gym, or guest suite – complete with a 3-piece bathroom.

Step outside to enjoy a huge deck overlooking the fenced and landscaped yard, set on one of the largest lots on the block. The oversized double garage is drywalled and insulated, providing comfort and storage space year-round. Additional highlights include central air conditioning for summer comfort and a Vivint/Telus security system.

This home has seen major updates, including a Class 4 hail-resistant roof (2024), siding and gutters (2025), windows (2020), a new garage door opener (2023), and a 70-gallon power-vented hot water tank – offering efficiency and plenty of hot water for the whole family.

Perfectly situated just minutes from Creekside Shopping Centre, gyms, parks, schools, and major routes – this property is truly turn-key and ready to be yours just in time for Christmas. Move in and celebrate the holidays in your beautiful new home!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266386    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,812       |
| Acres          | 0.13        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 127 Kincora Drive Nw |
| Subdivision | Kincora              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 1L5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator |
| Heating           | Forced Air, Mid Efficiency                                                                                                                              |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full                                                                                                                                                    |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 17                 |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 210 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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