



**172 Kincora Drive NW  
Calgary, Alberta**

**MLS # A2305907**



**\$649,999**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,018 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the sought-after community of Kincora, offering 2,018 sq ft of comfortable living space with a spacious backyard and recent upgrades throughout—perfect for growing families. Situated with no neighbours behind, enjoy added privacy and a serene backdrop that makes the backyard feel like your own private retreat. Step inside and be greeted by a versatile Living room or Flex room near the entrance. Continue into the heart of the home—a bright, sunny South-facing open-concept layout featuring a well-sized Family room with electric fireplace, perfect for relaxation and entertaining. The well-appointed Kitchen showcases a centre island with breakfast bar, granite countertops, stainless steel appliances, and corner pantry for excellent storage. The adjacent Dining area flows seamlessly to everyday living, with patio sliding door access to your deck and backyard—ideal for indoor-outdoor entertaining. A powder room and Double attached garage complete the main level. On the upper level, a spacious Bonus room with corner gas fireplace provides the perfect space for family gatherings, movie nights, or a kids' playroom. The generous Primary bedroom offers a peaceful retreat with a walk-in closet and 5-piece ensuite bath featuring double vanity, soaker tub, and separate shower. Two additional well-sized bedrooms share a 4-piece bath, and a convenient Laundry room completes this floor. The unfinished basement with bathroom rough-in awaits your imagination and development, offering excellent potential for future living space. Step outside to your fully fenced and landscaped South-facing backyard with no neighbours behind—offering privacy, plenty of space for family fun and outdoor activities, and a convenient storage shed. Recent upgrades include new roof (2026),

repaired siding (2026), new gutters (2026), hot water tank (~2020), and humidifier (~2020)—ensuring peace of mind for years to come. Located in family-friendly Kincora, this home is within walking distance to scenic walking paths, playgrounds, and parks. Exciting news for families: a new middle school is opening in nearby Evanston in September 2026, and students in grades 6-9 living in Kincora will be designated to Simon Fraser School in Brentwood. Close proximity to shopping, dining, schools, transit, and major routes including Stoney Trail and Symons Valley Parkway. This is a fantastic opportunity to own a home with privacy and modern upgrades in one of Calgary's most desirable Northwest communities!