



**180 Kincora Drive NW  
Calgary, Alberta**

**MLS # A2308945**



**\$788,800**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,462 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Lawn, No Back Lane, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	Bookcases, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Hot Tub, Backyard Shed, Built in Vacuum with Attachments		

Step inside this absolute showstopper, where nearly 3,400 sq. ft. of high-end luxury meets incredible income potential. The main floor is a masterpiece of modern design, featuring a coffered ceiling, brand-new tile (2024) and fresh designer paint (2026) that flows seamlessly into the chef's dream kitchen. Anchored by stunning Brazilian granite countertops, the kitchen is fully equipped with a walk-through pantry and a premium appliance package, including a 4-panel refrigerator, gas stove, microwave hood fan (2024) dishwasher(2024), and garburator(2024). Bathed in natural light, the living area opens through two sets of French doors onto a massive three-tier deck, perfect for enjoying the sunny, south-facing backyard. The upper level offers total comfort with new luxury carpet (2026) and 3 spacious bedrooms, headlined by an oversized primary retreat. This sanctuary includes a custom designer closet and a lavish 6-piece ensuite, complete with a curbless shower featuring 12mm glass sliding doors, double shower heads, a deep soaker tub, and dual sinks. The lower level adds immense value with a fully permitted, 2-bedroom illegal basement suite featuring its own kitchen with refrigerator, dishwasher and stove and a stacked washer and dryer. This home offers ultimate peace of mind with an extensive list of recent mechanical upgrades. Every major system has been addressed, including a new furnace (2023), two hot water tanks (2025 and 2026), and a brand-new roof, eaves, and downspouts (2026). From the modern finishes to the meticulously maintained infrastructure including all led lights and built-in 4 zone speakers, this property is truly move-in ready. Call your favorite realtor right now!