



GRASSROOTS
REALTY GROUP

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325 Kincora Glen Rise NW
Calgary, Alberta

MLS # A2333013



\$680,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,747 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Private Electric Vehicle Charging Station(s)		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Level 2 EV Charger in garage

"" OPEN HOUSE: MONDAY, AUGUST 3, 2:00 - 4:00 PM "" Welcome to this beautifully maintained family home in the highly sought-after community of Kincora. Featuring a bright, open-concept layout with soaring ceilings and abundant natural light, this home is designed for comfortable everyday living and effortless entertaining. The well-appointed kitchen offers ample cabinetry, generous counter space, a large island, and a walk-in pantry, flowing seamlessly into the dining area and spacious living room. Upstairs, the vaulted bonus room is filled with natural light and features a ceiling fan, making it the perfect space for family movie nights, a children's playroom, or a home office. Three generously sized bedrooms include a spacious primary retreat with a walk-in closet and a luxurious 5-piece ensuite. Step outside to enjoy the professionally landscaped front and backyard (artificial grass) complete with a low-maintenance deck, gas fire pit, (gas lines for BBQ and Firepit) and underground sprinkler system—an ideal setting for relaxing or entertaining family and friends. This home has been thoughtfully updated for peace of mind, including a new roof, gutters, fascia, and downspouts (2025), updated exterior siding (2025), new hot water tank (2024), new garage door with keypad (2026), fresh exterior paint (2026), new dishwasher, and a Level 2 EV charger in the garage, transferable warranties available on many of the major upgrades. Located directly across the street from a playground and just minutes from Creekside Shopping Centre, Costco, Walmart, schools, scenic walking paths, and major routes including Stoney Trail and Symons Valley Parkway, this move-in-ready home offers the perfect blend of comfort, convenience, and family-friendly living in one of Northwest Calgary's most desirable communities. Immediate possession is available.

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