



THE A-TEAM

RE/MAX FIRST

373 KINCORA Drive, Calgary T3R1N3

MLS@#: A2160770 Area: Kincora Listing 08/27/24 List Price: \$769,000
Status: Active County: Calgary Change: -\$11k, 14-Sep Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Finished Floor Area: 2,067
Lot Sz Ar: 467 sqft
Ttl Sqft: 2,067

DOM

22
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Yard, Corner Lot
Park Feat: Double Garage Attached, Garage Door Opener

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Private Yard
Construction: Unknown
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Electric Range, Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Int Feat: Granite Counters, High Ceilings
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Family Room, Kitchen, Laundry, Bonus Room, Bedroom, 4pc Ensuite bath, Living Room and their dimensions across different levels.

**4pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**8`3" x 5`0"
8`3" x 9`2"**

**Bedroom
Kitchen**
Legal/Tax/Financial

**Basement
Basement**

**11`2" x 10`1"
7`4" x 7`9"**

Title:
Fee Simple
Legal Desc:

0413607

Zoning:
R-1N

Remarks

Pub Rmks: **CORNER HOUSE FORMER JAYMAN SHOWHOME.OVER 3000 SQFT LIVING SPACE , CLOSER TO RAVINE MAIN FLOOR LIVING ROOM ANF FAMILY ROOM OPEN TO BELOW WITH LOTS OF RAILINGS AND WINDOWS .MAIN FLOOR LAUNDRY KITCHEN DINNING ROOM WITH STAINLESS STEEL APPLIANCES CORNER PANY WITH ISLAND.UPSTAIRS 3 SPACIOUS BEDROOMS 2 FULL BATHROOMS BONUS ROOM.ILEGAL BASEMENT SUITE SEPRATE ENTRANCE 2 BEDROOMS KITCHEN LIVING ROOM AND FULL BATHROOM. EXTRA LARGE BACKYAD WITH CONCRETE PATIO .CLOSER TO ALL AMENTIES .CITY BUS AT THE DOOR STEP .WALKING DISTANCE TO RAVINE NONE**

Inclusions:
Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









