



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 KINCORA Place, Calgary T3R 1K6**

MLS®#: **A2160917**

Area: **Kincora**

Listing Date: **08/29/24**

List Price: **\$750,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **2,078**

Low Sqft:

Ttl Sqft: **2,078**

Lot Information

Lot Sz Ar: **6,566 sqft**

Lot Shape:

DOM

**85**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,Irregular Lot,Landscaped,Level,Underground Sprinklers,Pie Shaped Lot**

**Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Plug-In**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,High Efficiency,Forced Air,Heat Pump,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 14`11"
Dining Room	Main	13`3" x 7`11"
2pc Bathroom	Main	5`3" x 6`3"
Bedroom - Primary	Upper	15`8" x 12`2"
Bedroom	Upper	12`9" x 9`0"
4pc Bathroom	Upper	4`11" x 7`5"

Room	Level	Dimensions
Kitchen	Main	13`3" x 14`3"
Family Room	Main	15`9" x 18`1"
Laundry	Main	10`8" x 5`11"
5pc Ensuite bath	Upper	9`3" x 8`9"
Bedroom	Upper	12`6" x 9`0"
Bonus Room	Upper	18`1" x 11`8"

Title: **Fee Simple**  
 Legal Desc: **0310844**

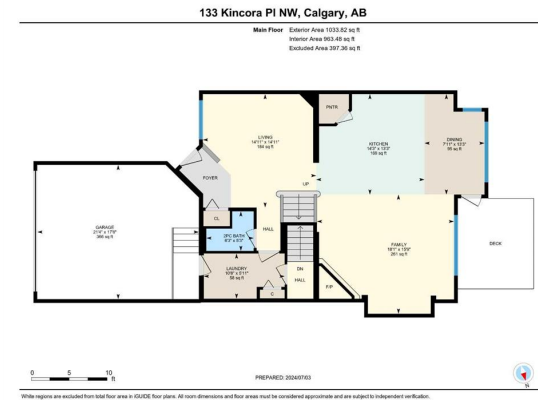
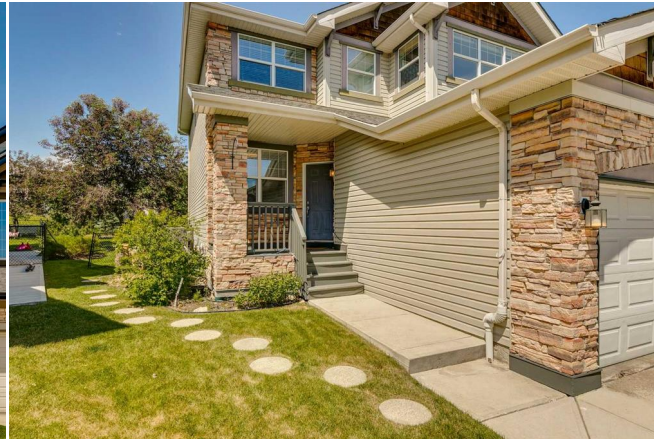
Zoning: **R-1**

Remarks

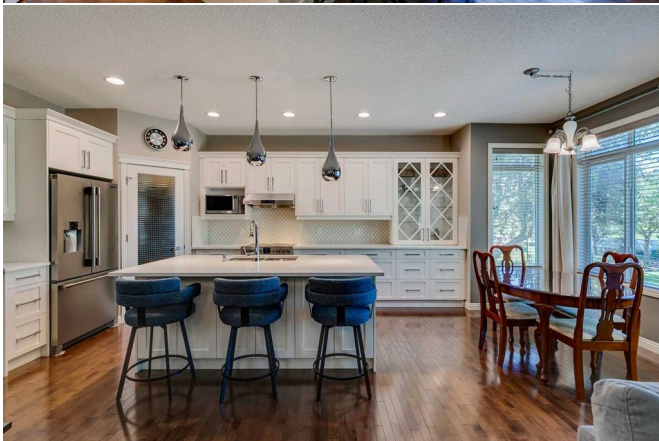
Pub Rmks: **Discover the exceptional living experience at 133 Kincora Place NW, a beautiful detached home in the desirable Kincora community. This property is perfectly situated on a quiet cul-de-sac, boasting a prime location with a backyard that backs directly onto serene greenspace—providing unmatched privacy and a picturesque natural setting. The expansive pie-shaped lot is an outdoor enthusiast's dream, featuring underground sprinklers, a large stamped concrete patio, and a deck with a pergola, ideal for both entertaining and peaceful relaxation. Inside, the home offers just over 2000 sqft of thoughtfully designed living space. The open main floor includes a welcoming front living room, leading to an updated kitchen with ample storage, a pantry, and a spacious central island. The kitchen seamlessly connects to a stunning family room, complete with floor-to-ceiling built-ins and a cozy gas fireplace. The main level also features a convenient 2-piece bath and main floor laundry. Upstairs, you'll find a large bonus room, a spacious master bedroom with views of the greenspace, a luxurious 5-piece ensuite, and a walk-in closet. Two additional bedrooms and a 4-piece bath complete the upper level. The unfinished basement is a blank canvas, offering potential for customization with a rough-in for a bathroom and space to accommodate two additional bedrooms with egress windows and a large family room. Recent upgrades, including a brand-new furnace and heat pump, ensure year-round comfort and energy efficiency. This move-in-ready home is waiting for you. Explore the virtual tour and book your showing today!**

Inclusions: **Heat Pump, Pergola on back deck.**  
 Property Listed By: **2% Realty**

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













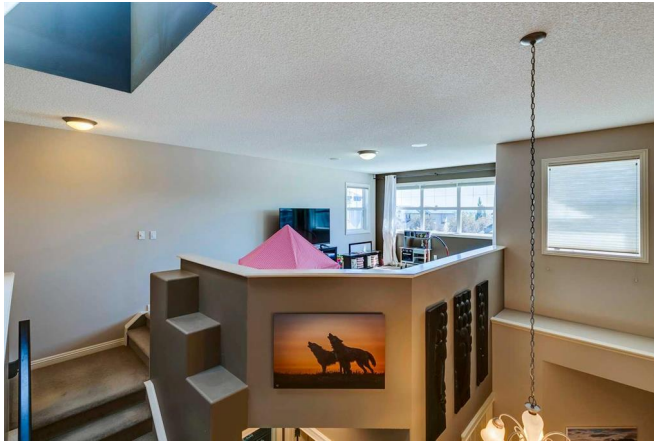
133 Kincora Pl NW, Calgary, AB

2nd Floor Exterior Area 1044.79 sq ft  
Interior Area 973.81 sq ft  
Excluded Area 82.99 sq ft



PREPARED: 20240703

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

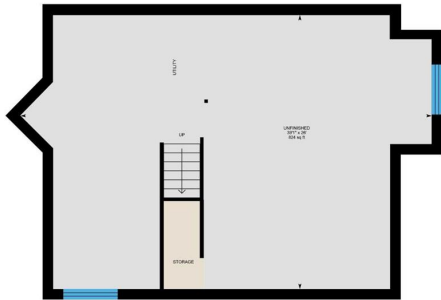






**133 Kincora Pl NW, Calgary, AB**

Basement (Below Grade) Exterior Area 1913.22 sq ft  
Interior Area 852.33 sq ft



0 3 6 ft

PREPARED 20240703



With respect to the floor area in this floor plan, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





