



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**373 KINCORA Drive, Calgary T3R1N3**

MLS®#: **A2175861**

Area: **Kincora**

Listing Date: **10/28/24**

List Price: **\$819,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **6,669 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,067**  
Low Sqft:  
Ttl Sqft: **2,067**

DOM

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

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Veneer,Vinyl Siding**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan,Range,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	13`9" x 18`3"
Kitchen	Main	13`5" x 12`3"
Laundry	Main	6`1" x 10`9"
Bonus Room	Upper	12`0" x 18`3"
Bedroom	Upper	9`1" x 13`5"
4pc Ensuite bath	Upper	9`4" x 8`8"
Living Room	Basement	17`6" x 17`10"

Room	Level	Dimensions
Living Room	Main	15`1" x 14`6"
Dining Room	Main	13`5" x 8`2"
2pc Bathroom	Main	5`3" x 6`4"
Bedroom - Primary	Upper	12`4" x 16`9"
4pc Bathroom	Upper	5`2" x 7`9"
Bedroom	Upper	9`2" x 12`0"
Bedroom	Basement	10`3" x 15`0"

**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-G**

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 shed**

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**









