



THE
A-TEAM

**RE/MAX
FIRST**

37 KINCORA Street, Calgary T3R0N4

MLS® #: **A2183412** Area: **Kincora** Listing **12/13/24** List Price: **\$720,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2014** Abv Sqft: **2,157**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,757 sqft** Ttl Sqft: **2,157**
 Lot Shape:

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Unknown**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Storage** Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
1pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
3pc Bathroom	Second	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"
Mud Room	Main	29`2" x 20`8"	Office	Main	27`7" x 19`8"
Kitchen	Main	53`10" x 30`2"	Living Room	Main	44`3" x 53`6"
Bedroom - Primary	Second	42`8" x 41`4"	Library	Second	36`1" x 26`3"
Laundry	Second	31`2" x 13`5"	Bedroom	Second	39`8" x 31`6"

Bedroom	Second	34`1" x 31`2"	Bonus Room	Second	56`2" x 36`5"
Bedroom	Basement	37`1" x 29`10"	Bedroom	Basement	29`6" x 26`7"
Kitchen	Basement	39`8" x 14`1"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1-N
Legal Desc:	1113462

Remarks

Pub Rmks:	Discover the perfect opportunity to own a home in the sought-after community of Kincora! This 3-bedroom, 3.5-bathroom property, situated on a spacious corner lot, offers amazing potential for both families and investors alike. With a **full 2-bedroom registered suite**, this home doubles as a fantastic mortgage helper or space for extended family. While it may need a little TLC, it's priced **below market value**, making it an ideal canvas to create your dream home. The functional layout and generous lot size provide plenty of room to grow, entertain, and make lasting memories. Don't miss the chance to invest in a home with immense potential in a thriving community filled with parks, walking trails, and convenient amenities. Your new beginning starts here - schedule a viewing today!
Inclusions:	Security cameras
Property Listed By:	Real Broker

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



Calgary

155



Registered
secondary suite

Verify by visiting
calgary.ca/suites or contact 311

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