



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 KINCORA Street, Calgary T3R 0N4**

MLS® #: **A2185981**

Area: **Kincora**

Listing Date: **01/13/25**

List Price: **\$820,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **3,659 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,140**  
Low Sqft:  
Ttl Sqft: **2,140**

DOM

**9**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Refrigerator, Window Coverings**  
Int Feat: **Granite Counters, Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`6" x 9`2"
Laundry	Main	8`4" x 6`8"
Kitchen	Main	12`2" x 15`5"
Dining Room	Main	11`2" x 10`5"
Family Room	Second	12`4" x 17`3"
4pc Ensuite bath	Second	10`4" x 13`0"
4pc Ensuite bath	Second	10`1" x 5`2"

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`3"
Hall	Main	10`6" x 12`8"
Living Room	Main	11`9" x 14`1"
Hall	Second	10`6" x 19`0"
Bedroom - Primary	Second	12`2" x 17`0"
Walk-In Closet	Second	4`6" x 8`10"
Bedroom	Second	10`7" x 12`7"

3pc Ensuite bath  
 Bedroom  
 Bedroom  
 Play Room  
 4pc Bathroom

Second  
 Second  
 Basement  
 Basement  
 Basement

8`11" x 6`4"  
 10`1" x 10`0"  
 11`6" x 13`11"  
 5`11" x 13`1"  
 9`11" x 4`11"

Walk-In Closet  
 Living Room  
 Eat in Kitchen  
 Storage

Second  
 Basement  
 Basement  
 Basement

6`8" x 3`10"  
 6`5" x 14`3"  
 15`4" x 10`5"  
 7`11" x 10`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1113462**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to Your Dream Home at 36 Kincora Street NW! Stunning. Elegant. Inviting. Step into 2,140 sq. ft. of breathtaking luxury with this walkout home that has everything you've ever dreamed of—and more! This 2140 sq. ft. walkout home has 3 bedrooms upstairs (2 are master bedrooms), 1 bedroom + 1 den (multi-purpose room) downstairs, 3.5 bathrooms upstairs and 1 bathroom in the basement (4.5 bathrooms in total), and a kitchen upstairs and downstairs. And that's not all! Enter into this comfortable home, full of sunshine and enjoy the luxuries of what this home has to offer. Now for features that to fall in love with...a grand foyer with 2 skylights above will welcome your guests in style with a built-in bench and sleek wall cut-out, a perfect blend of elegance and functionality as the future spot for the décor of your home. Marvel at stunning cityscapes, day or night, from your living and dining areas after you prepare your meals on your quartz countertop in the kitchen equipped with stainless appliances (fridge, dishwasher, microwave, gas stove). Completing the main floor is the laundry room, access to the attached double garage and the suited basement. Upstairs features a bonus room, 3 bedrooms, and 3 full bathrooms! Two rooms are master bedrooms, each with attached bathrooms and walk-in closets for ultimate privacy and comfort while the third good-sized bedroom is adjacent to another full bedroom providing privacy for all your family members. The fully-finished basement suited with its own kitchen is currently rented and features 1 bedroom + 1 den (multi-purpose room), 1 bathroom, gas stove, dishwasher, fridge, microwave and washer/dryer. You can enjoy the outdoors whether you are relaxing in the fully developed backyard or hosting memorable barbecues on the deck with a gas line. Kincora's scenic walking paths and parks are just steps away, offering serenity and adventure right outside your door. The prime location of this property ensures you will enjoy unbeatable convenience with grocery stores, coffee shops, medical offices, and major roadways like Symons Valley Pkwy and Shaganappi Trail just minutes away. This home is not just a place to live—it's a lifestyle upgrade. Whether you're enjoying the spacious interiors or the vibrant Kincora community, this house checks all the boxes for modern living. Pride of ownership is obvious throughout this stunning home. Make this beautiful home yours - book a showing now!**

Inclusions: **Dishwasher, Dryer, Gas Range, Refrigerator, Washer**  
 Property Listed By: **Century 21 Bravo Realty**

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











