

# \$649,000 - 15 Kincora Crescent Nw, Calgary

MLS® #A2228899

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,435 sqft  
Residential on 0.07 Acres

Kincora, Calgary, Alberta

Welcome to this STUNNING SEMI-DETACHED HOME in the highly sought-after community of KINCORA, known for its family-friendly charm and convenient Northwest Calgary location. This well-maintained home offers 4 BEDROOMS and 3.5 BATHROOMS across a bright and functional layout.

The main floor features a SPACIOUS FOYER, OPEN-CONCEPT LIVING AND DINING AREA, and a MODERN KITCHEN with STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, LARGE ISLAND, and WALK-IN PANTRY. A HALF BATHROOM completes the main level.

Upstairs, the PRIMARY BEDROOM includes a 4-PIECE ENSUITE and WALK-IN CLOSET, along with TWO ADDITIONAL BEDROOMS, a FULL BATHROOM, and a CONVENIENT LAUNDRY ROOM.

The FINISHED BASEMENT, set up as an illegal suite, includes a FOURTH BEDROOM, 4-PIECE BATHROOM, REC/FLEX ROOM, and a KITCHENETTE – perfect for extended family, guests, or rental potential.

Enjoy the PRIVATE BACKYARD and SPACIOUS DECK (10'2" x 8'10"), ideal for outdoor gatherings. Located minutes from SAGE HILL PLAZA, SAGE HILL CROSSING, BEACON HILL, and CREEKSIDE SHOPPING



CENTRE, with easy access to COSTCO, WALMART, T&T SUPERMARKET, and more. Quick access to STONEY TRAIL, schools, parks, and walking paths make this an unbeatable location.

Don't miss this opportunity to live in a VIBRANT, WELL-CONNECTED COMMUNITY. BOOK YOUR SHOWING TODAY!

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2228899               |
| Price          | \$649,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,435                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 15 Kincora Crescent Nw |
| Subdivision | Kincora                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R0N5                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |

# of Garages        2

### **Interior**

Interior Features    Granite Counters, Open Floorplan, Quartz Counters  
Appliances        Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings  
Heating            Forced Air  
Cooling            None  
Has Basement      Yes  
Basement          Finished, Full

### **Exterior**

Exterior Features   Other  
Lot Description    Landscaped, Level, Rectangular Lot  
Roof                Asphalt Shingle  
Construction      Stone, Vinyl Siding, Wood Frame  
Foundation        Poured Concrete

### **Additional Information**

Date Listed        June 12th, 2025  
Days on Market    36  
Zoning             R-G

### **Listing Details**

Listing Office      2% Realty

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