

# \$799,000 - 12 Kincora Mews Nw, Calgary

MLS® #A2230667

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,330 sqft  
Residential on 0.11 Acres

Kincora, Calgary, Alberta

\*\*\*Open house 3-5pm at 5th July, 2025 \*\*\*First time ever on the market! Nestled on a quiet cul-de-sac in scenic Kincora, this upgraded walkout home offers a rare combination of panoramic views, privacy, and pride of ownership.

Set on an elevated lot backing onto open green space, enjoy sweeping northwest-facing views and evening light from both levels and the spacious upper deck.

The chef's kitchen boasts granite countertops, stainless steel appliances, rich 42" cabinetry, island seating, and a walk-through pantry. The bright dining area is wrapped in windows and flows seamlessly to a two-tiered deck—ideal for entertaining.

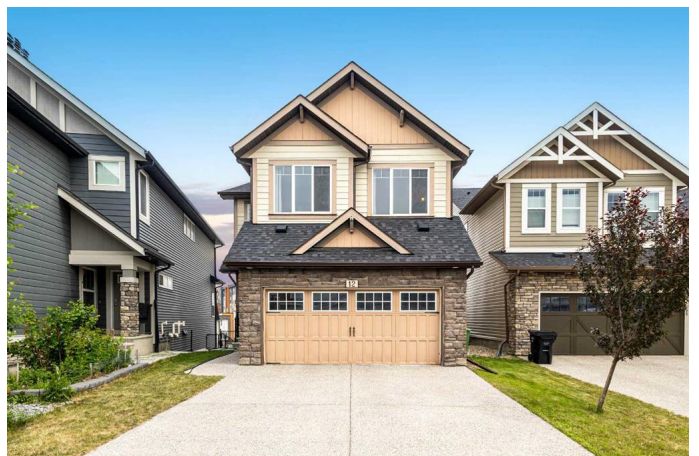
Upstairs, find a vaulted bonus room, upper laundry, and an oversized primary retreat with skyline views from dual corner windows.

Additional highlights include 9' ceilings, hardwood flooring, designer lighting, an extended garage with 16' wide door, and an unfinished walkout basement awaiting your ideas.

Exterior fully updated: brand-new windows, siding, and roof provide total peace of mind.

Unbeatable convenience: just minutes from Costco, T&T, Walmart, and Beacon Hill/Creekside shopping.

Zoned for Simons Valley School (K-6), Colonel Irvine School (7-9, Mandarin bilingual), and John G. Diefenbaker High School (10-12, IB program)—an exceptional opportunity for families.



Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230667    |
| Price          | \$799,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,330       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 Kincora Mews Nw |
| Subdivision | Kincora            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 0N3            |

## Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Double Garage Attached, Driveway, Covered, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |

## Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Beamed Ceilings, Ceiling Fan(s), Pantry, Quartz Counters |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop                                          |
| Heating           | Forced Air                                                                                                                                                    |
| Cooling           | None                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                           |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard                                                       |
| Lot Description   | Back Yard, Garden, Low Maintenance Landscape, Paved, Pie Shaped Lot, Private, Views |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 51              |
| Zoning         | R-G             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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