

# \$799,786 - 4 Kincora Mews Nw, Calgary

MLS® #A2244736

**\$799,786**

6 Bedroom, 4.00 Bathroom, 2,579 sqft  
Residential on 0.12 Acres

Kincora, Calgary, Alberta

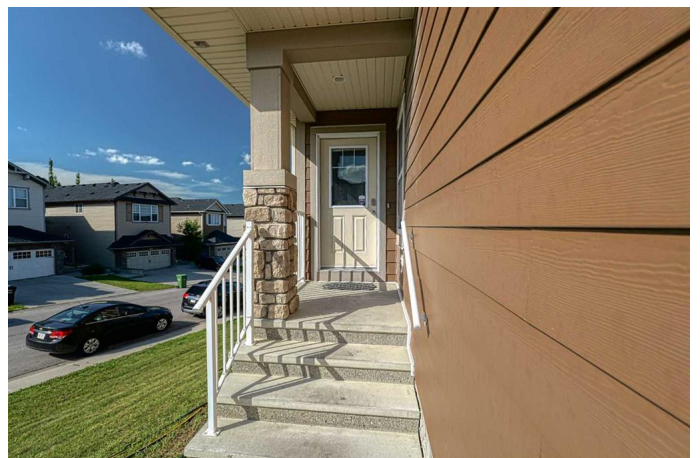
**\*Huge Price Reduction for quick Sale\***

LOCATION, LOCATION, LOCATION. STOP and LOOK at this beautifully 2-storey home Beautiful Corner Lot Home in Desirable Kincora. This stunning 2579 sqft home sits on a premium corner lot with a front attached garage in one of Kincora's most sought-after communities. It features hardwood flooring, a flex room, high ceilings, iron spindle railings, and window coverings throughout. The gourmet kitchen is equipped with stainless steel appliances and granite countertops. With 6 bedrooms and 4.5 bathrooms, there's space for the whole family. The fully finished walkout basement includes an illegal suite, perfect for rental income or extended family. Enjoy a fully fenced backyard and easy access to schools, parks, shopping, and transit. Call your realtor today before it's gone.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244736  |
| Price          | \$799,786 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,579     |
| Acres          | 0.12      |



|            |             |
|------------|-------------|
| Year Built | 2012        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 Kincora Mews Nw |
| Subdivision | Kincora           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3R 0N3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 452                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters                                                |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Electric                                                                           |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Lighting, Private Yard            |
| Lot Description   | Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 41               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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