

# \$739,900 - 199 Kincora View Nw, Calgary

MLS® #A2230304

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,871 sqft

Residential on 0.11 Acres

Kincora, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded detached home in the desirable community of Kincora NW, Calgary, offering over 2,800 sq ft of developed living space and a fully finished walkout basement with a separate entrance. Perfectly situated on a quiet street with views, this home features a good-sized backyard and is close to schools, shopping, and the ring road—everything your family needs is just minutes away.

The main floor boasts a bright and spacious layout, featuring a dedicated office—ideal for working from home, a formal dining room that leads out to a walkout deck, and a large living room with a stone-surround fireplace and elegant beamed ceilings. The upgraded kitchen is a chef's dream with high-end appliances, quartz countertops, and a stylish backsplash. Beautiful tile and carpet flooring, open railing to the upper level, and a convenient front-load laundry and 2-piece powder room complete the main level.

Upstairs, you'll find a spacious primary bedroom featuring a 4-piece ensuite with a soaker tub, stand-up shower, and a walk-in closet. Two additional well-sized bedrooms share a full bathroom.

The fully finished walkout basement offers incredible versatility with a large recreational room featuring a second fireplace, a wet bar, an additional bedroom, and a full bathroom—perfect for entertaining or extended family living.

This home is listed at an ideal price and offers



tremendous value in a sought-after neighborhood. Don't miss out! book your showing today!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230304    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,871       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 199 Kincora View Nw |
| Subdivision | Kincora             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 1M2             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Quartz Counters, Soaking Tub                                                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |

|                 |                                          |
|-----------------|------------------------------------------|
| Heating         | Forced Air, Natural Gas                  |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 2                                        |
| Fireplaces      | Gas                                      |
| Has Basement    | Yes                                      |
| Basement        | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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