$769,000 - 381 Kincora Glen Rise Nw, Calgary

MLS® #A2232015

$769,000
4 Bedroom, 4.00 Bathroom, 1,956 sqft
Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to this 3-bedroom home in the desirable community of Kincora, featuring a mortgage helper and over 2,600 sq.ft. of thoughtfully designed living space.
Step into the spacious foyer and be greeted by an open-concept main floor with rich hardwood flooring, 9-foot ceilings, and an abundance of natural light. The gourmet kitchen is a chefâ€™s dream with stainless steel appliances, gas stove, granite countertops, breakfast bar, and a walk-through pantry that connects seamlessly to the laundry/mudroom and garage entry. The generous dining area flows into the cozy living room with a gas fireplace, perfect for family gatherings. A private powder room and a deck with a gas BBQ line complete the main level.
Upstairs, retreat to your spacious primary suite featuring a 5-piece ensuite with soaker tub, dual sinks, and a walk-in closet. A vaulted-ceiling bonus room offers the perfect location for movie nights or a home office. Two additional bedrooms and a 4-piece bathroom provide plenty of space for family or guests.
The fully developed walkout basement includes an illegal 1-bedroom suite, ideal for extended family or as a mortgage helper, featuring its own private entrance, in-suite laundry, stainless steel appliances, and a bathroom with heated floors for ultimate comfort.
Additional features include air conditioning, water softener, and a fenced backyard with garden shedâ€”ideal for gardeners or extra

storage.
Location is everything! Enjoy quick access to major routes including Stoney Trail and Shaganappi Trail, and you're just minutes from shopping and services at Creekside Shopping Centre, Beacon Hill, Sage Hill Crossing, and Costco. Nearby amenities include parks, walking trails, transit, schools, and moreâ€”making this the perfect home for families and investors alike.
This is the perfect opportunity to own a move-in-ready home with income potential in one of NW Calgaryâ€™s most family-friendly communities. Donâ€™t miss itâ€”book your private showing today!

Built in 2007

Essential Information

MLS® #	A2232015
Price	$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,956
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	381 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0B5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	47
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate

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