

# \$749,900 - 193 Kincora Glen Rise Nw, Calgary

MLS® #A2205757

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,031 sqft

Residential on 0.08 Acres

Kincora, Calgary, Alberta

Welcome to 193 Kincora Glen Rise NW â€” a beautifully upgraded home offering comfort, style, and functionality. The main floor features Brazilian walnut hardwood, a spacious kitchen with granite counters, stainless steel appliances, a large island, and ample storage. The bright living room includes a tile-faced fireplace and large windows.

Upstairs boasts a vaulted bonus room, a primary suite with 4-piece ensuite, two additional bedrooms, a full bath, and convenient laundry. The professionally finished basement includes a custom mini bar, home theatre with 5.1 surround wiring, a 3-piece bath, bedroom, and soundproofed family room.

Enjoy a low-maintenance yard with synthetic turf, patio stones, and a Mirage putting green. From the backyard, there's direct access to a pathway leading to the ravineâ€”perfect for daily walks. Central A/C installed in 2023 completes this move-in-ready gem.

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205757  |
| Price     | \$749,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,031       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 193 Kincora Glen Rise Nw |
| Subdivision | Kincora                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0B8                  |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Bar   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Oven |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air, Sep. HVAC Units   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Landscaped, Rectangular Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 79               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.