

# \$689,900 - 326 Kincora Glen Rise, Calgary

MLS® #A2250380

**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,872 sqft

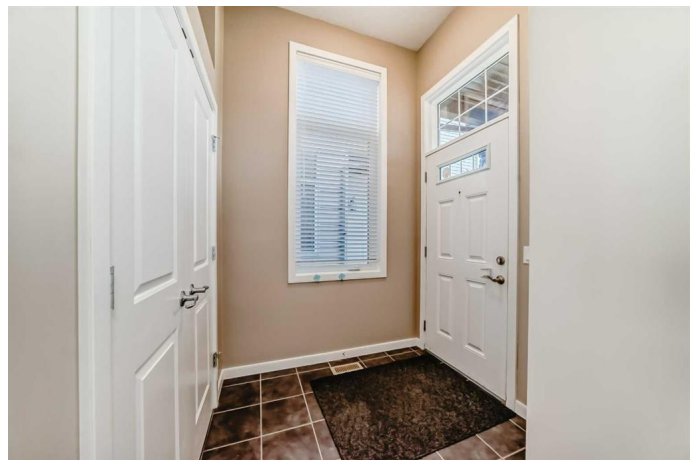
Residential on 0.07 Acres

Kincora, Calgary, Alberta

Huge price drop. Welcome to this beautifully updated and move-in-ready home on Kincora Glen Rise NW! This well-maintained 3-bedroom, plus huge bonus room with door was used as 4th bedroom, 3-bathroom property is vacant and available for quick possession—perfect for those looking for comfort, functionality, and lasting value. Recent exterior upgrades include brand new Class 4 impact-resistant roof shingles, new gutters, and a fully fenced south-facing backyard with an open view.

Step inside to discover 9-foot knockdown ceilings on the main floor, granite countertops in the kitchen and bathrooms, and a large granite island ideal for gatherings. The kitchen is equipped with brand new stainless steel fridge and stove, plus a garburator for added convenience. Upstairs, the vaulted ceiling in the bright bonus room creates a spacious and airy feel, while the upper-floor laundry adds everyday practicality.

Additional features include brand new carpet throughout, 24-hour blinds on all windows, and a 3-piece rough-in in the basement, offering future development potential. Located in a welcoming community close to shopping, playgrounds, and public transit, this home checks all the boxes for modern family living. Don't miss out on this incredible opportunity!



Built in 2009

## Essential Information

MLS® #	A2250380
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,872
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	326 Kincora Glen Rise
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B5

## Amenities

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

## Interior

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Days on Market	28
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
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