

# \$679,900 - 326 Kincora Glen Rise, Calgary

MLS® #A2250380

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,872 sqft

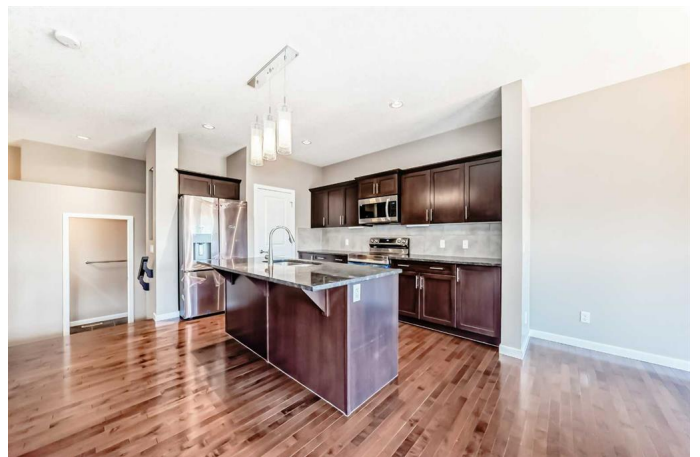
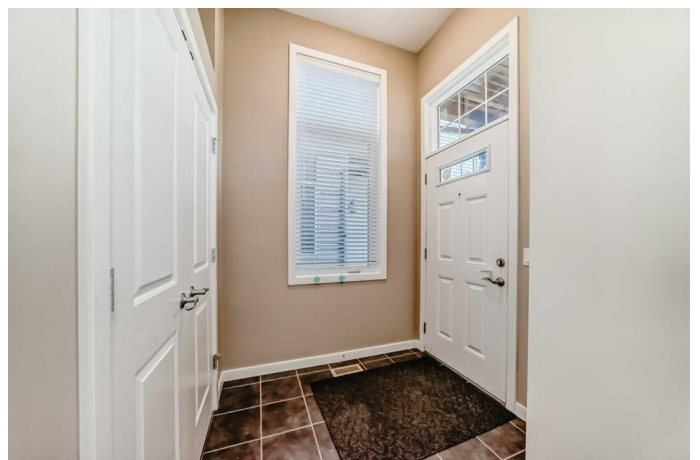
Residential on 0.07 Acres

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, • 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          | \$679,900   |
| 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           | Forced Air, Natural Gas, Fireplace(s)                                                  |
| Cooling           | Central Air                                                                            |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Private Yard, Garden |
| 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 | 57                |
| Zoning         | R-G               |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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