

\$700,000 - 326 Kincora Glen Rise, Calgary

MLS® #A2250380

\$700,000

3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.07 Acres

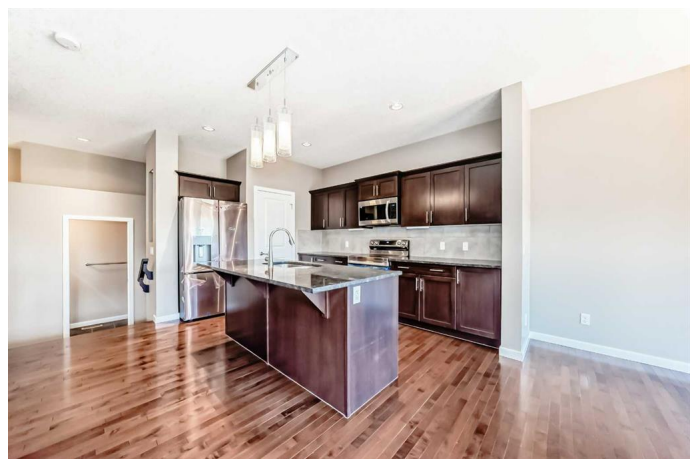
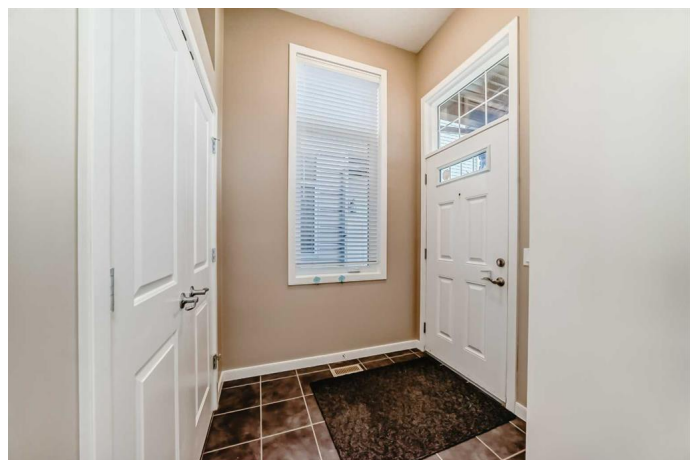
Kincora, Calgary, Alberta

Welcome to this beautifully updated and move-in-ready home on Kincora Glen Rise NW! This well-maintained 3-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, 24x24 tile in the entry, and 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	\$700,000
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 7
Zoning R-G
HOA Fees 210
HOA Fees Freq. ANN

Listing Details

Listing Office Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.