

# \$799,000 - 424 Kincora Bay Nw, Calgary

MLS® #A2221542

**\$799,000**

3 Bedroom, 4.00 Bathroom, 2,244 sqft

Residential on 0.15 Acres

Kincora, Calgary, Alberta

Alright! stop scrolling. You've just found it. That unicorn listing everyone's been waiting for.

This is a fully developed walkout home backing directly onto a peaceful ravine in the heart of Kincora. No rear neighbors. Just wide-open skies, mature trees, and that feeling of privacy we all crave.

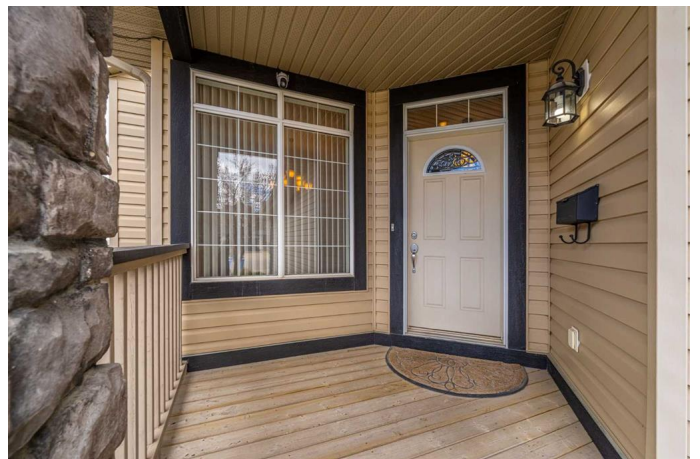
Tucked away on a quiet cul-de-sac, this home has been lovingly maintained by the original owners - and it's never been on the market until now.

Step inside and you're greeted by a bright, open-concept layout designed to make the most of natural light. The large windows frame the ravine views perfectly, creating a sense of calm and connection to nature throughout the home. The main living area features a cozy gas fireplace, perfect for curling up on winter evenings, while the skylight above adds even more daylight to your everyday living space.

The kitchen is modern and functional, complete with quality finishes, plenty of storage, island seating, and everything you need to prep meals or entertain with ease.

Nearby, you'll find a dedicated dining area for family dinners or special occasions, and a main floor office that makes working from home feel anything but routine.

Upstairs, the bedrooms are all generously sized, with the primary suite offering space to unwind, a walk-in closet, and a beautifully appointed ensuite. Downstairs, the fully developed walkout basement gives you even



more room to spread out - whether thatâ€™s movie nights, a kidsâ€™ hangout, or a home gym. Thereâ€™s also plenty of storage, including an exterior shed for your gear and seasonal extras.

Additional features include Hunter Douglas blinds throughout, two hot water tanks, an electric heater in the garage for winter mornings, and thoughtful finishes that speak to the pride of ownership in this Jayman-built home.

Step outside and youâ€™ll see why this oneâ€™s special: an entertainerâ€™s dream backyard with a spacious glass-railed deck, a stone patio with a cozy fire pit, a private hot tub, and those panoramic ravine views that never get old.

Youâ€™re minutes from everything â€“ Costco, Creekside, Beacon Hill, restaurants, and Stoney Trail for quick access to the entire city. Plus, you're steps from green space, transit, and scenic walking paths that connect you to the beauty of Kincora.

Hereâ€™s the truth â€“ homes like this donâ€™t come up often and wonâ€™t last. If youâ€™ve been waiting for the perfect combination of location, layout, and lifestyleâ€“ this is it.

Built in 2004

**Essential Information**

MLS® #	A2221542
Price	\$799,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.15
Year Built	2004

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	424 Kincora Bay Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1N1

### Amenities

Amenities	Community Gardens
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 15th, 2025  
Days on Market        6  
Zoning                      R-G  
HOA Fees                  210  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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.