



## 37 Kincora Street Calgary Alberta

\$720,000

Discover the perfect opportunity to own a home in the sought-after community of Kincora! This 3-bedroom, 3.5-bathroom property, situated on a spacious corner lot, offers amazing potential for both families and investors alike. With a **\*\*full 2-bedroom registered suite\*\***, this home doubles as a fantastic mortgage helper or space for extended family. While it may need a little TLC, it's priced **\*\*below market value\*\***, making it an ideal canvas to create your dream home. The functional layout and generous lot size provide plenty of room to grow, entertain, and make lasting memories. Don't miss the chance to invest in a home with immense potential in a thriving community filled with parks, walking trails, and convenient amenities. Your new beginning starts here - schedule a viewing today! (id:6769)

5pc Bathroom .00 M x .00 M  
3pc Bathroom .00 M x .00 M  
Primary Bedroom 13.00 M x 12.60 M  
Study 11.00 M x 8.00 M  
Laundry room 9.50 M x 4.10 M  
Bedroom 12.10 M x 9.60 M  
Bedroom 10.40 M x 9.50 M  
Bonus Room 17.11 M x 11.11 M  
Bedroom 11.30 M x 9.10 M

Bedroom 9.00 M x 8.11 M  
Kitchen 12.10 M x 4.30 M  
3pc Bathroom .00 M x .00 M  
1pc Bathroom .00 M x .00 M  
Other 8.90 M x 6.30 M  
Office 8.40 M x 6.00 M  
Kitchen 16.40 M x 9.20 M  
Living room 13.50 M x 16.30 M

Listing Presented By:



Originally Listed by:  
Real Broker

<http://coast2coastrealty.ca/>

**RE/MAX®**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net