

422, 195 Kincora Glen Road NW
Calgary, Alberta

MLS # A2218938



\$300,000

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|-----------|--|--------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 780 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Guest, Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 457 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Open Floorplan, Storage, Vinyl Windows | | |

Inclusions: N/A

This bright and spacious 2-bedroom, 2-bathroom top-floor condo in Kincora offers one of the most functional layouts for privacy and comfort. A standout feature? TWO parking stalls, one titled heated underground stall (#152) and one front-row assigned outdoor stall (#38) for ultimate convenience! Move-in ready, this south-facing unit is bathed in natural light and features a balcony with breathtaking views. Inside, enjoy an open-concept kitchen with granite countertops, stainless steel appliances, and a brand-new washer & dryer in the spacious laundry room. The primary bedroom boasts its own ensuite, while a second 4-piece bath serves the additional bedroom. This well-managed, pet-friendly complex (one pet under 33 lbs with board approval) includes heat and water in the condo fees. Located just minutes from Costco, Walmart, T&T, Shoppers, coffee shops, and more, with easy access to Stoney, Shaganappi, and Beddington Trails. Don't miss out—book your private viewing today!