

**323, 195 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2189578**



# \$325,900

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Open Floorplan		

**Inclusions:** N/A

**\*\*2 Tilted Underground Parking, 2 Beds, 2 Baths plus 1 Den\*\*** Welcome to this charming 2-Bedroom, 2-Bathroom apartment-style condo located on the 3rd floor in the sought-after community of Kincora. Built in 2014, this unit offers modern living with Granite Countertop finishes throughout, a functional layout, and an array of desirable features. Adding to its appeal, this unit includes 2 titled underground heated parking stalls, offering convenience and protection for your vehicles year-round. Step inside to find tile flooring at the entrance, extending into the Kitchen for a clean and cohesive look. The Kitchen is equipped with Stainless Steel Appliances, Granite Countertops, and a central workspace, ideal for home chefs. Adjacent to the Kitchen is a spacious Den, perfect for a home office or play area. A 4-piece full Bathroom is conveniently located next to the Den. The open-concept Living and Dining area features cozy carpet flooring, a large window that fills the space with natural light, and access to the private balcony, where you can enjoy a relaxing vista view. The unit also includes in-unit laundry for your convenience. The Primary Bedroom offers a Walk-Through Closet leading to a 4-piece ensuite Bathroom, complete with Granite finishes. On the opposite side of the Living Room, a well-sized Bedroom with a closet provides additional living space. This exceptional unit includes 2 titled underground parking stalls, a rare and highly sought-after feature that offers unparalleled convenience and value. Perfect for families or couples, these heated underground parking spaces ensure your vehicles stay protected from the elements year-round, making winter mornings and hot summer days a breeze. Located close to parks, playgrounds, schools, shopping centers, and walking/bike paths, the building's prime location ensures easy access to everything you need. With

proximity to major roads and nearby amenities, this property is the perfect combination of comfort, practicality, and convenience for modern living. Condo fees include heat, water, professional management, and maintenance, ensuring a worry-free lifestyle. Pet restrictions apply with board approval. Don't miss this opportunity to own a modern and functional condo in the heart of Kincora!