

**2306, 402 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2225863**



## \$339,900

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Discover unbeatable value in the heart of Kincora with this beautifully maintained CORNER UNIT 2-bedroom, 2-bathroom condo offering the perfect combination of comfort, functionality, and location. Whether you're a first-time homebuyer, downsizer, or investor seeking a turn-key property with strong rental potential, this unit checks all the boxes. Enjoy the convenience of a PRIVATE, GROUND-LEVEL PATIO that offers exceptional privacy and views of GREEN SPACE—a rare feature in condo living. As a CORNER UNIT, you'll appreciate the added quiet, natural light, and sense of openness. The unit also includes a TITLED STORAGE LOCKER and what is widely considered the BEST UNDERGROUND PARKING STALL IN THE BUILDING. Located directly across from the GARAGE ENTRANCE, it allows for effortless pull-in and pull-out access—so convenient that other owners have frequently inquired about purchasing it. Step into a thoughtfully designed OPEN-CONCEPT FLOOR PLAN featuring a spacious living and dining area that effortlessly flows into the MODERN KITCHEN—complete with AMPLE CABINETRY and a BREAKFAST BAR for casual dining or entertaining. The two generously sized bedrooms are smartly positioned on opposite sides of the unit, providing added privacy—ideal for roommates, guests, or a home office setup. The PRIMARY BEDROOM includes a WALK-THROUGH CLOSET and a PRIVATE 4-PIECE ENSUITE, while the second bedroom is located right beside another FULL BATH for maximum convenience. Enjoy the luxury of a LARGE, COVERED BALCONY equipped with a BBQ GAS LINE—perfect for grilling or unwinding on warm summer evenings. Your TITLED UNDERGROUND PARKING STALL is just steps from the door, saving you time and the hassle of

scraping ice in winter. This WELL-MANAGED, INVESTOR-FRIENDLY BUILDING is nestled in a quiet, well-established community surrounded by PARKS, PATHWAYS, and NATURE RESERVES—yet only minutes from shopping at CREEKSIDE, SAGE HILL CROSSING, and BEACON HILL. With a quick 14-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT and just 20 MINUTES TO DOWNTOWN, commuting is simple and stress-free. This is a rare opportunity to own a low-maintenance home in a high-demand location with premium features throughout.