

**3203, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2276347



\$434,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,163 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 586 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | M-2 d200 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | French Door, No Animal Home, No Smoking Home, Vinyl Windows | | |

Inclusions: N/A

Discover this 18+ two-bedroom, two-bathroom corner unit in the desirable community of Kincora, offering exceptional privacy and a spacious open-concept floor plan. This home is immaculately maintained and truly move-in ready. Ideally located just minutes from shopping, the airport, and major transit routes, it is perfect for empty nesters looking to downsize or anyone seeking a lock-and-go lifestyle. The unit includes titled heated underground parking, adding year-round comfort and convenience. Kincora Summit is an impeccably managed complex with a strong, well-funded reserve fund, helping to keep condo fees reasonable. The kitchen features high-end stainless steel appliances, quartz countertops, soft-close cabinetry, and in-floor heating for added comfort. Enjoy outdoor living on the private patio with a gas line, ready for all your barbecuing needs. Residents of Kincora enjoy access to over 100 acres of environmental reserve, complete with paved walking and biking pathways, offering a peaceful connection to nature right outside your door.