

**2206, 402 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2288156**



**\$449,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 1,158 sq.ft.                        | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | In Floor, Natural Gas   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 607   |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, See Remarks |                   |          |

**Inclusions:** N/A

Stunning 1145 sq. Ft apartment, 2 heated underground titled parking stalls, 2 Bedrooms + Den, Corner End-Unit in the Luxurious Adult (18+) Complex of Kincora Summit. This Elegant Condo offers spacious open concept w/ In-Floor Heating, A/C & designer touches throughout, custom built in shelves in pantry, laundry & storage closets, living Room with Access to private covered balcony, gourmet kitchen w/ Quartz Counters & upgraded extended cabinets, Island, top of the line Stainless Steel Appliances & Tiled Floors, Master Quarter with Walk-through Closet & 3 pc Ensuite, Second Bedroom & Large Den with built in custom cabinets, 4 pc Main Bath, Convenient In-Suite Laundry, Titled Storage Locker on the Same Floor next to Elevator & Secure Titled Underground Parking Stalls. Well, Maintained Complex w/ Ample Visitor Parking. Walking Distance to Walmart, T&T Market, McDonalds and a variety of other restaurants and services. Also close to green spaces, bus & all other amenities. Easy access to Stoney Trail, Airport & University of Calgary. This unit shows pride of ownership. Click on link to view 360 tour.