

**3110, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2318140



\$215,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-maintained 1-bedroom, 1-bathroom apartment in the desirable community of Kincora, located in a well-maintained adult 18+ building offering a quiet and welcoming lifestyle—perfect for professionals, retirees, or anyone seeking maintenance-free living. Step inside to discover a spacious open-concept layout with abundant natural light throughout. The bright Kitchen features a breakfast bar, ample cabinetry, and quality stainless steel appliances for everyday cooking and entertaining. The open design seamlessly connects the Kitchen to the Dining and Living areas, creating a functional and inviting space perfect for relaxation and gatherings. The generous Bedroom offers a large walk-through closet providing excellent storage, with direct access to a 4-piece bathroom featuring a deep soaker tub—perfect for unwinding after a long day. In-home washer and dryer add convenient everyday functionality. This unit includes exceptional outdoor access with a large private patio featuring a BBQ gas line—ideal for summer entertaining and enjoying the fresh air. Additional conveniences include in-floor heating for year-round comfort, a titled heated underground parking stall, and a dedicated storage unit, providing secure and practical storage solutions. Kincora Summit is a well-maintained building conveniently located close to shopping, restaurants, parks, and scenic bike and walking paths. Quick access to Stoney Trail provides easy commuting throughout Calgary. Pets are welcome with board approval. This is an excellent opportunity to own a bright and well-maintained apartment in one of Calgary's most sought-after communities!