

2116, 402 Kincora Glen Road NW
Calgary, Alberta

MLS # A2336799



\$419,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,155 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to the popular community of Kincora! This impressive 2-bedroom + den, corner condo offers 1155 square feet of luxurious living space in Cove Properties beautifully designed Kincora Summit 18+ development. This spacious home showcases high-end finishes and in-floor heating throughout. The open-concept layout is both functional and elegant, perfect for entertaining or simply relaxing in comfort. Large, bright windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen features an attractive centre island with breakfast bar, like new stainless-steel appliances, quartz countertops, soft-close cabinetry, plenty of storage and an adjacent eating area that will accommodate a large dining table. The kitchen overlooks the living room including a garden door with phantom screen that opens to an attractive east facing patio, complete with a gas barbecue hookup. The patio can also serve as a separate entrance, allowing you or your guests to come and go without using the building's interior hallways. The private primary bedroom features a walk-through closet and a spa-like ensuite complete with new light fixtures and updated shower and sink tiles. A large second bedroom with vinyl plank floors shares an entrance to a 4-piece bath that also includes new light fixtures and updated tile. The bedroom conveniently connects through dual pocket doors to a den/office with large window for those who require a dedicated workspace. In suite full size laundry and underground heated parking with storage complete the package. Located steps from an abundance of amenities, you'll find shopping, dining, and services right across the street, making everyday living incredibly convenient. Don't miss your chance to own this exquisite home in one of Calgary's most desirable communities. Whether

you’re looking to downsize in style or simply enjoy maintenance-free living in a peaceful setting, this home checks all the boxes.