

305, 195 Kincora Glen Road NW
Calgary, Alberta

MLS # A2339611



\$310,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d131
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: TV Mount and floating TV cabinet

Welcome to this well maintained 2 bedroom + den, 2 bathroom condo in the desirable community of Kincora. Offering approximately 762 sq. ft. of comfortable living space, this home features a bright open-concept layout with a functional kitchen, dining area and spacious living room. The primary bedroom includes a 4-piece ensuite, while the second bedroom is ideal for guests, family or additional flexibility. The den provides a great space for a home office and in-suite laundry adds everyday convenience. Step outside to your private balcony and enjoy some fresh air or your morning coffee. Located close to Stoney Trail, Sage Hill Plaza, Costco, Home Depot, Canadian Tire, Walmart, Winners, restaurants and other amenities, this home offers excellent accessibility and convenience. The building is professionally managed and includes two titled heated underground parking stalls. A great option for first-time buyers, downsizers or investors looking for a well-located property in northwest Calgary.