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GRASSROOTS REALTY GROUP

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404, 195 Kincora Glen Road NW Calgary, Alberta

MLS # A2354327

$290,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Secured, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 499
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Concrete, Veneer, Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

TWO TITLED PARKING STALLS IN THE HEATED UNDERGROUND PARKADE — A RARE FIND IN THIS COMPLEX! Add TOP-FLOOR LIVING, TWO BEDROOMS, TWO FULL BATHROOMS and IN-SUITE LAUNDRY, and you have an exceptional opportunity in the sought-after community of Kincora. Beautifully maintained and move-in ready, this 773.45 sq. ft. condo brings together comfort, convenience and a lifestyle you’ll love coming home to. Step inside to a bright, inviting open-concept layout that makes the most of every square foot. The kitchen features striking black cabinetry, coordinating black appliances and granite countertops, with an adjacent dining area that keeps meals and conversation connected. Whether you’re preparing dinner, hosting friends or enjoying a quiet evening, the space feels welcoming and easy to live in. Natural light flows through the living room’s patio doors, drawing you onto your private balcony. Start the morning with fresh air and coffee, or settle in after a busy day and enjoy the view from your top-floor retreat. The primary bedroom offers a comfortable place to recharge, complete with a good-sized closet and a private four-piece ensuite. The second bedroom gives you options: a welcoming guest room, a dedicated home office or space for a roommate. A second full four-piece bathroom adds everyday convenience, while your own in-suite laundry room makes household routines simple. Beyond your front door, discover what makes Kincora such a special place to call home. Ravine walking and biking trails are just outside the complex, inviting you to make an evening stroll, a weekend bike ride or a refreshing outdoor break part of your daily routine. Enjoy the balance of natural surroundings and city convenience, with nearby parks, playgrounds and Kincora Glen Soccer Field adding even more ways to get

outside. Shopping, restaurants and everyday essentials are all close by, including Costco, Home Depot, Canadian Tire, Best Buy, Winners and Sage Hill Plaza. Convenient access to Stoney Trail and Sarcee Trail makes getting around Calgary—or heading out of town—easy. The two titled underground parking stalls truly set this home apart. Keep both vehicles sheltered through Calgary’s changing seasons and enjoy the flexibility of a second space for your household. Combined with professional management and the ease of condo living, this is an attractive choice for first-time buyers, downsizers and investors alike. A top-floor setting, a practical two-bedroom, two-bathroom layout, trails at your doorstep and parking that’s hard to find—this Kincora condo deserves a place at the top of your viewing list. Book your showing today! Note: Some photos have been virtually staged for illustrative purposes; furniture and décor shown may not be present at the property.

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