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3108, 402 Kincora Glen Road NW Calgary, Alberta

MLS # A2356120

$410,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,162 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 607
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Blinds

Step into luxury and convenience with this beautifully upgraded, sun-drenched corner unit. Boasting south and west exposure, this condo is flooded with natural warmth and bright ambient light. From the moment you walk through the door, the amazing open-concept floor plan creates an immediate sense of space, seamlessly connecting your living, dining, and kitchen areas for effortless entertaining or quiet relaxation. Every premium upgrade available with the builder was meticulously selected for this home. The main living areas feature pristine porcelain tile flooring coupled with cozy in-floor heating to keep your toes warm all winter long. The chef-inspired kitchen is a true standout, featuring soft-close cupboards, custom added pull-out shelves, and premium upgraded countertops, taps, and lighting. It comes fully equipped with a relatively new suite of appliances (December 2023 fridge, stove, and microwave/hood fan), and the custom dining and kitchen lights feature dimmer switches to set the perfect mood. Additional property highlights and upgrades include 2 titled parking stalls, 1 underground and 1 surface very close to the main entrance. Your primary spot is incredibly convenient—just three stalls away from the stairwell and one stall away from the elevator. Say goodbye to hauling groceries across a long parkade! You will definitely enjoy the 3 separate storage lockers (2 titled, plus one convenient locker at the back of your underground parking stall). Builder upgrades touch every corner, including premium Kohler toilets, upgraded bathroom cabinetry doors, designer lighting, and sleek cordless blinds. Step out onto your great private deck area, perfect for a morning coffee or evening wine. The professionally managed development is beautifully landscaped with lush green spaces and manicured gardens. Rest easy knowing you are buying into an exceptionally well-run

complex that takes pride in ownership, featuring a brand-new roof and recently painted exterior beams. Nestled in highly desirable Kincora, you are steps away from gorgeous walking trails and surrounded by a wealth of nearby amenities including shopping, dining, and cafes. Commuting is an absolute breeze with immediate access to major arterial routes like Shaganappi Trail and Stoney Trail, connecting you to the rest of the city in minutes.

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