

**217, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2164754



\$329,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	759 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d131
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this gorgeous, freshly painted, 2 Bedroom, 2 Bathroom unit on the SECOND FLOOR of this quiet and pet friendly building. Walk in the door, next to the foyer and you will find a large kitchen with Modern Cabinets, Granite Counters, and black kitchen appliances. On the other side of the foyer, is a large flexible space for a dining area or home office. The open concept apartment features a large living/dining room with plenty of space for both living room furniture and a dining table. This living room is accented with huge windows that let in loads of natural light and a patio door grants access to a sprawling private south facing balcony. This center living room separates the 2 bedrooms. The primary bedroom has a 4 piece ensuite bathroom and there is another 4 piece main bath adjacent to a second bedroom. Ensuite laundry completes this unit. The unit also comes with One Above Ground Parking Stall. This wonderful condo just steps away from the schools, public transit and amenities, including Creekside Shopping Center, Walmart, and T&T Asian Supermarket. Don't miss out the opportunity to make it yours! Book your viewings today!