

**123, 195 Kincora Glen Road NW**  
**Calgary, Alberta**

**MLS # A2170430**



**\$319,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, See Remarks, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this wonderful 2 Bed + Den, 2 Bath apartment condo in the vibrant community of Kincora. Ideally located, it's just steps away from transit, shopping centers, restaurants, T&T Supermarket & Walmart. Upon entering, you're greeted by an open-concept layout with brand-new luxury vinyl plank (LVP) flooring throughout the unit. The kitchen features a new electric stove, granite countertops, and a breakfast bar for casual dining. The generous living/dining room is accented with huge windows that let in loads of natural light and a patio door provide access to a massive, private, elevated patio—a peaceful retreat without the feel of ground-level living. The primary bedroom has a walk-through closet leading to a 4-piece ensuite bathroom. The second ample sized bedroom is adjacent to a 4 piece bathroom, and a spacious den near the entrance is great for working from home. In-suite laundry and an assigned surface-level parking stall. This complex has plenty of visitors and street parking for your visitors to come in. Enjoy a quick 3-minute drive to Sage Hill Plaza, Creekside Shopping Center, Costco, Home Depot, a library, fitness center, and various dining options. With easy access to Stoney Trail and proximity to the airport, this location offers both convenience and connectivity. This is a fantastic opportunity—whether you're investing or looking to make this your first home! Stop renting today and get into this excellent, spacious, first-class apartment.