

**3207, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2181481



\$349,999

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	829 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 424
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, See Remarks		

Inclusions: S/S Fridge, Stove, OTR Microwave, Dishwasher, Stackable Washer & Dyer, Window Coverings

Welcome to 3207-402 Kincora Glen Rd! SPACIOUS 2 BED, 2 BATH CONDO WITH DEN/STORAGE AREA. Perfectly situated on the second floor, offering a sunny south facing balcony, this modern unit features open concept kitchen with stainless steel appliances, including a brand-new fridge and over-the-range microwave, while the entire unit boasts fresh paint and no carpet for easy maintenance. The south-facing primary bedroom includes a walk-in closet & a private 3pc ensuite, while the second bedroom offers another spacious south-facing layout with a large closet. You'll also enjoy the convenience of titled underground parking. Located near T&T Supermarket, Sage Hill shopping complex, Creekside shops, and an array of restaurants, this home provides easy access to Shaganappi Trail, Stoney Trail, and Beddington Trail. Situated in an 18+ adult-only building, this is an opportunity you don't want to miss. Book your private viewing today!