



GRASSROOTS
REALTY GROUP

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**422, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2218938



\$300,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

This bright and spacious 2-bedroom, 2-bathroom top-floor condo in Kincora offers one of the most functional layouts for privacy and comfort. A standout feature? TWO parking stalls, one titled heated underground stall (#152) and one front-row assigned outdoor stall (#38) for ultimate convenience! Move-in ready, this south-facing unit is bathed in natural light and features a balcony with breathtaking views. Inside, enjoy an open-concept kitchen with granite countertops, stainless steel appliances, and a brand-new washer & dryer in the spacious laundry room. The primary bedroom boasts its own ensuite, while a second 4-piece bath serves the additional bedroom. This well-managed, pet-friendly complex (one pet under 33 lbs with board approval) includes heat and water in the condo fees. Located just minutes from Costco, Walmart, T&T, Shoppers, coffee shops, and more, with easy access to Stoney, Shaganappi, and Beddington Trails. Don't miss out—book your private viewing today!