

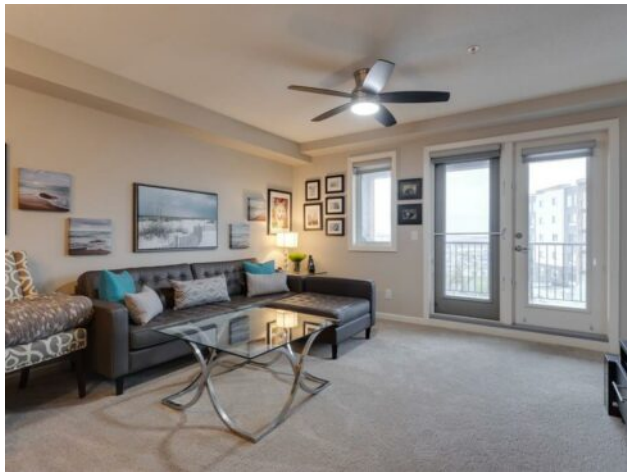


GRASSROOTS
REALTY GROUP

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**1305, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2220906



\$310,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home		

Inclusions: TV Cabinet in the living room, Window Coverings

Welcome to your new home in the highly sought-after Kincora Summit Condos! This beautifully maintained 1-bedroom plus den, 1-bathroom unit offers exceptional value and a range of features designed for comfort and convenience. There is pride of ownership here and everything is in excellent shape. Included with the unit is a Titled underground parking space and a Titled secure, dust-free storage locker located just steps away from the unit on the same floor —ideal for keeping your belongings organized and easily accessible. The condo boasts a stylish kitchen with stainless steel appliances, a stacked in-suite washer and dryer, and Hunter Douglas blinds. Enjoy outdoor living with a private patio that includes a gas BBQ hookup, perfect for grilling all year round. The condo fee includes Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water Kincora Summit is an adult-only community known for its peaceful atmosphere and beautifully maintained grounds. Conveniently located near shopping, restaurants, parks, and major roadways, this move-in-ready condo combines serene living with easy access to everything you need.