



GRASSROOTS
REALTY GROUP

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**2419, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2232773



\$349,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional top-floor 2-bedroom apartment in the heart of Kincora, offering the perfect blend of privacy, comfort, and convenience. Located in a quiet, well-managed building, this unit enjoys a prime location with only one adjacent neighbor and a short walk to the elevator. Inside, you'll find a bright and spacious open-concept floor plan with soaring 9 foot ceilings (only found on the top floor) and large southern windows that flood the space with natural light. The kitchen is well-equipped with stainless steel appliances, ample cabinetry, and a convenient breakfast bar —perfect for entertaining or relaxing at home. The two bedrooms are ideally positioned on opposite sides of the unit for maximum privacy, with the primary bedroom featuring a walk-through closet and its own private 3-pc ensuite. A second full bathroom and in-suite laundry add to the overall functionality of the home. A flex room/nook completes the unit and can be used as a small office or even a walk-in pantry. Step outside onto your private top-floor balcony to enjoy the open skies and surrounding community views. With underground titled parking, ample visitor stalls, and close proximity to shopping, transit, walking paths, and major roadways, this home is ideal for first-time buyers, downsizers, or investors. Don't miss the opportunity to live in this quiet, top-floor retreat in one of Calgary's most desirable northwest communities. Book your showing today!