

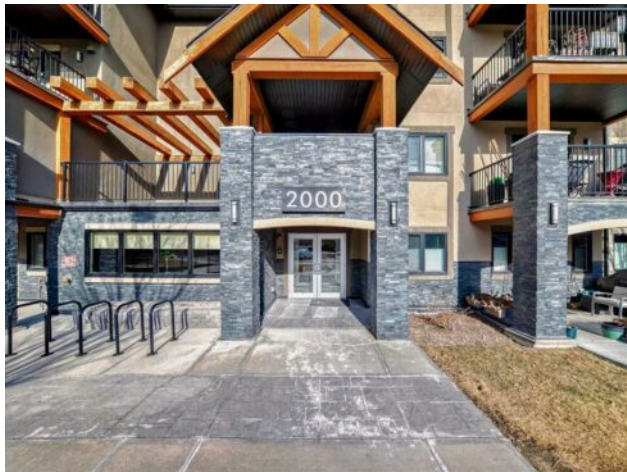


GRASSROOTS
REALTY GROUP

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**2211, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2235196



\$258,888

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 343
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming and affordable condo in the vibrant Kincora community! With unbeatable access to local amenities, this adult-only building offers the perfect blend of comfort and convenience. Featuring a spacious one-bedroom, one-bathroom unit with a cozy den, it's an ideal choice for first-time buyers or savvy investors looking for a great opportunity. Enjoy the luxury of your own titled underground parking spot, conveniently located near the elevator for quick and easy access to your home. Step outside onto your large balcony, complete with a BBQ gas line, and imagine relaxing with your favorite drink on warm summer evenings. Located just 14 minutes from Calgary International Airport and 20 minutes to downtown, you'll have easy access to everything you need. This is the one you've been waiting for—don't miss out! Contact your favorite realtor today to schedule a showing!