



**GRASSROOTS**  
REALTY GROUP

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3305, 402 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2243883



**\$268,999**

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	677 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

PRICE IMPROVEMENT!!! Bright, inviting and thoughtfully designed. This one-bedroom, one-bath condo with a versatile den offers the perfect blend of comfort and functionality. Whether you're working from home or need a little extra space, the den easily transforms into an office, flex room or reading nook to suit your lifestyle. Enjoy a desirable west facing exposure and step out onto an oversized balcony that extends your living space. The open concept kitchen features ample cabinetry and spacious countertop. A walk-in closet connects seamlessly to the bedroom. Located in the Kincora Community, this adult-only residence offers a well-maintained environment designed for comfortable, quiet living. One of the standout features is the titled underground parking giving you secure, dedicated space that's both convenient and highly sought after. With quick access to the Airport and everyday amenities, this home offers true convenience.