

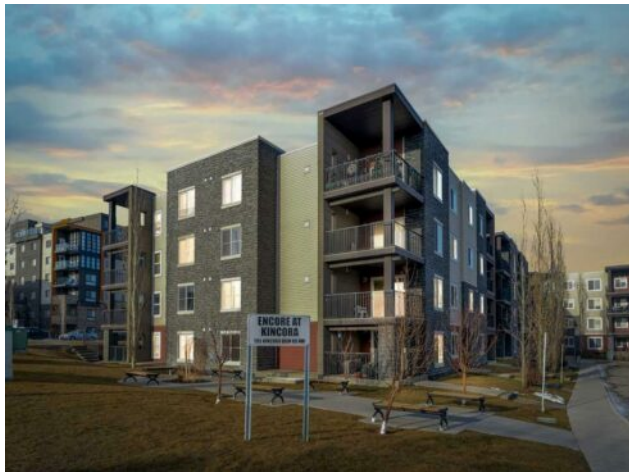


**GRASSROOTS**  
REALTY GROUP

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201, 195 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2244336



**\$329,900**

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d131
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to Encore at Kincora, located at 195 Kincora Glen Road, Unit #201. This beautifully designed corner unit on the second floor offers 960+ sq ft of comfortable living space WITH NEWLY INSTALLED VINYL FLOORING with 2 bedrooms and 2 bathrooms while being one of the BEST priced unit's in the complex. The open-concept layout features a kitchen with granite countertops, stainless steel appliances, and a central island perfect for dining. The living and dining areas are bright and spacious, with large windows bringing in natural light. The primary bedroom includes a 3PC ensuite bathroom, while the second bedroom is conveniently located near the 4PC main bathroom. Additional features include: A large, covered balcony In-suite laundry with storage space. An assigned parking stall for your convenience. This unit is located close to shopping, public transit, schools, and parks, making it a fantastic opportunity for comfortable living in Kincora. The property is vacant and available for immediate possession.