



GRASSROOTS
REALTY GROUP

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**1107, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2251998



\$510,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,148 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 593
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: none

This beautifully maintained former show suite offers a rare 1,148 square feet of upgraded living space in a bright, corner layout with windows on two sides. Featuring 2 bedrooms, 2 full bathrooms, a den, a dining area, a large island with an eating bar, and in-suite laundry, this unit is both spacious and functional. Upgrades include tile flooring in the entryway, kitchen, and bathrooms, quartz countertops, top-of-the-line stainless steel appliances, a stylish backsplash, a custom window blind package, a full-wall fireplace treatment with a mantle, and central air conditioning for year-round comfort. A standout feature is the ability to enter your unit directly from the private balcony, with your second parking stall conveniently located just steps away from the patio door. The property also includes an oversized underground parking stall and a private, generously sized storage room measuring 4'8" wide, 8'5" deep, and 9'2" high. ****Why Kincora?*** Kincora is a peaceful, family-friendly community in Calgary's northwest, offering scenic walking trails, green spaces, and convenient access to major routes like Stoney Trail. With nearby shopping and dining options at Creekside Shopping Centre and Sage Hill Crossing, it's a perfect blend of tranquility and convenience.