



GRASSROOTS
REALTY GROUP

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**2310, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2259531



\$258,888

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Lands		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

HOME SWEET HOME! Welcome to this exceptional 3rd floor contemporary condo offering the perfect blend of comfort and convenience in the heart of the sought-after NW community of Kincora! Ideally located in the reputable, well-managed (adult living 18+) Kincora Summit building, this charming condo is upgraded with sophisticated décor, a bright and flawless open concept layout with an abundance of windows that floods the space in natural light! This beautifully maintained unit offers a chef's kitchen well equipped with stainless steel appliances, ample cabinetry and a large peninsula island with a convenient eating bar, a dining room/breakfast nook that could also accommodate an office and the spacious, sun-drenched living room with access to the balcony with a gas BBQ line to bask in your views. Completing the unit is your outstanding huge primary bedroom featuring a walk through closet with tons of space and access to your elegant 4 piece ensuite bathroom and in-suite laundry for your convenience. Additional upgrades include an underground/heated titled parking stall, ample visitor parking stalls and an unbeatable location that is close to shopping centres, public transportation, parks, greenspaces, schools, and major roadways. Don't miss out on your chance to make this amazing property your own and experience Kincora living at its best! Book your private viewing of this MUST SEE condo today! There has only been one owner live in this home!