



GRASSROOTS
REALTY GROUP

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2401, 402 Kincora Glen Road NW
Calgary, Alberta

MLS # A2264862



\$252,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	-	LLD:	-
Exterior:	Asphalt, Brick, Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Beautifully maintained top-floor 1 Bedroom + Den in the adult (18+) Kincora Summit. This quiet, well-managed complex offers a calm and comfortable setting with beautifully kept grounds and excellent maintenance throughout. The home features 9' ceilings, an open layout and 670 sq ft of well designed living space. A standout feature of this home is the large balcony overlooking the courtyard, making it the perfect place to relax or BBQ (gas hookup on balcony). The kitchen includes stainless-steel appliances, a breakfast bar, and plenty of storage. The spacious bedroom offers a walk-through closet and 4-piece cheater ensuite. The den is a great added touch, with sliding glass doors for added privacy. This home includes one titled underground parking with assigned storage and is conveniently located close to the elevator. Kincora Summit is close to shopping, restaurants, and major routes.