

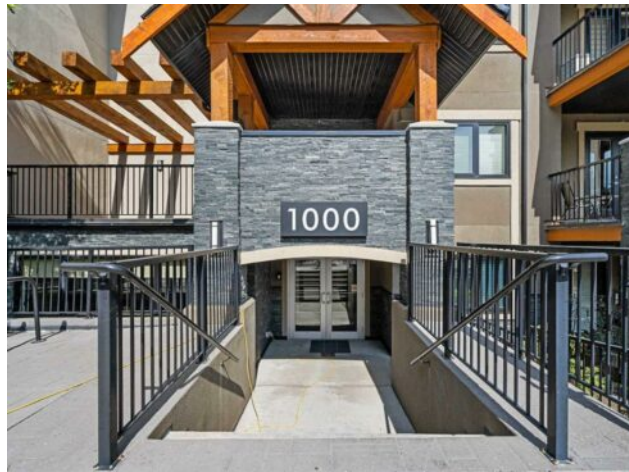


GRASSROOTS
REALTY GROUP

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

MLS # A2277014



\$439,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,148 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 593
LLD:	-
Zoning:	M-2 d200
Utilities:	-

Inclusions: Mount and TV in main living area

High-end finishes and thoughtfully curated upgrades define this elegant residence! Highlighted by a chef's dream kitchen, featuring an extra-long island with seating. This condo perfect for entertaining and everyday living. Additional upgrades include tile flooring in the entryway, kitchen, and bathrooms; quartz countertops; premium stainless steel appliances; a designer backsplash; a custom window blind package; and a striking full-wall fireplace with mantle. Central air conditioning ensures year-round comfort. A rare and highly sought-after feature is the direct access from the private balcony, creating a seamless indoor-outdoor lifestyle. The home includes 2 titled parking stalls, featuring an underground stall and a second stall conveniently located just steps from the patio door. Stall #2. Completing the offering is a private, oversized storage room measuring 4'8" wide x 8'5" deep x 9'2" high. Located in the desirable northwest community of Kincora, residents enjoy a peaceful setting surrounded by green spaces and scenic walking paths, with effortless access to Stoney Trail. Shopping and dining at Creekside Shopping Centre and Sage Hill Crossing are just minutes away, offering everyday convenience within a refined, connected lifestyle.