

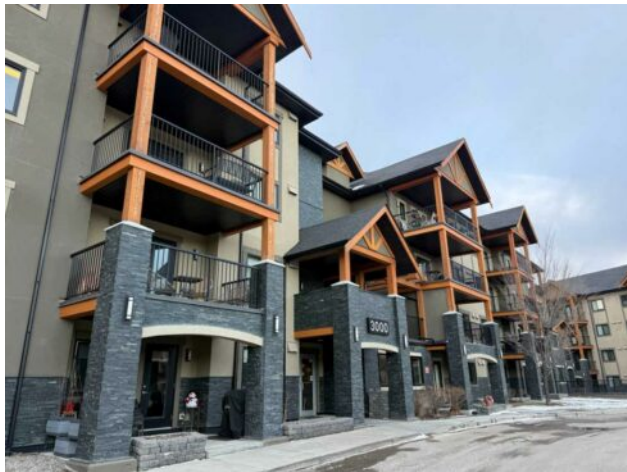


GRASSROOTS
REALTY GROUP

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**3104, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2284238



\$365,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	None	LLD:	-
Exterior:	Veneer	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: n/a

Pet-friendly main floor 2 bedroom 2 bathroom plus den/flex unit nestled in the quiet and desirable kincora summit, a well-managed complex within one of nw calgary's most amenity-rich communities. this bright open-concept layout features a spacious kitchen with stainless steel appliances, maple shaker cabinetry, ample counter space, and an extended eating ledge open to the living room, complete with its own a/c unit for year-round comfort. the garden door leads to a covered patio, perfect for morning coffee or evening relaxation. the primary bedroom offers a generous layout with a walk-through closet leading to a private ensuite bathroom, while the second bedroom is located on the opposite side of the unit, ideal for roommates or guests. a versatile den/flex space provides excellent options for a home office, fitness area, or additional storage. a full 4-piece bathroom and in-suite laundry complete the interior. this unit includes one heated underground parking stall with extra storage conveniently located directly in front of the parking space, plus a dedicated bike storage area. enjoy quick access to yyc airport, symons valley road, shaganappi trail, and stoney trail, with nearby shopping and services at creekside, beacon hill, and sage hill, as well as parks, pathways, transit, and everyday conveniences just minutes away. an excellent opportunity for first-time buyers, downsizers, or investors seeking comfort, functionality, and location.