



**415, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2291834



\$274,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	718 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d131
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

Top floor, two bedrooms and one bath apartment located in the highly sought after community of Kincora. Nice open floor plan which allows plenty of natural light to stream inside the unit. Gorgeous views from the large covered balcony where you can relax and enjoy your coffee. The balcony has big sliding door with direct access from the huge living room. Functional kitchen is upgraded with granite countertops, wood shaker cabinets, spacious cupboard space and a brand new microwave. Big foyer with tile flooring for easy cleaning. Pantry or storage room conveniently next to the kitchen. In-suite laundry with stackable washer and dryer. Also comes with one of the best underground parking stall, over-sized with storage space right in front of the stall and close to the elevator. Excellent location, short walk to trails, ravines and pathway. Close to bus, shopping, restaurants, parks and all other amenities. A must to see!