



**120, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2293887



\$294,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 522
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d131
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: FOB

Welcome to this spacious and well designed ground floor unit located in the highly sought after community of Kincora. Featuring 2 bedrooms, 2 full bathrooms, and an oversized den ideal for a home office or easily used as a 3rd bedroom, this home offers both flexibility and functionality. The open concept layout showcases a large kitchen complete with stainless steel appliances, granite countertops, and a central breakfast bar that seamlessly connects to the separate dining area and expansive living room. Step outside to your private, south facing covered patio perfect for enjoying natural light throughout the day. The primary bedroom includes a walk-through closet and a 4 piece ensuite, while the thoughtfully separated second bedroom is positioned on the opposite side of the unit, adjacent to another full 4 piece bathroom ideal for privacy. The generous den and convenient in-suite laundry complete this well planned layout. Additional highlights include a titled underground parking stall (#104) with extra storage space in front, ample visitor parking, and condo fees that include heat and water. Ideally situated close to schools, parks, walking paths, public transit, shopping, restaurants, and easy access to major roadways, this home offers exceptional value in a prime location.