



**123, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2170430



\$319,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	762 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this wonderful 2 Bed + Den, 2 Bath apartment condo in the vibrant community of Kincora. Ideally located, it's just steps away from transit, shopping centers, restaurants, T&T Supermarket & Walmart. Upon entering, you're greeted by an open-concept layout with brand-new luxury vinyl plank (LVP) flooring throughout the unit. The kitchen features a new electric stove, granite countertops, and a breakfast bar for casual dining. The generous living/dining room is accented with huge windows that let in loads of natural light and a patio door provide access to a massive, private, elevated patio—a peaceful retreat without the feel of ground-level living. The primary bedroom has a walk-through closet leading to a 4-piece ensuite bathroom. The second ample sized bedroom is adjacent to a 4 piece bathroom, and a spacious den near the entrance is great for working from home. In-suite laundry and an assigned surface-level parking stall. This complex has plenty of visitors and street parking for your visitors to come in. Enjoy a quick 3-minute drive to Sage Hill Plaza, Creekside Shopping Center, Costco, Home Depot, a library, fitness center, and various dining options. With easy access to Stoney Trail and proximity to the airport, this location offers both convenience and connectivity. This is a fantastic opportunity—whether you're investing or looking to make this your first home! Stop renting today and get into this excellent, spacious, first-class apartment.