



**124, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2171243



\$323,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	877 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Negotiable for all other unattached goods based on the availability at the time of the negotiation occurs, for the right offer. The earlier you see the property and submit offers, the better chance to get additional goods!

*****ALERT!!! FIRST TIME HOME OWNERS AND INVESTORS!!! LOCATION! LOCATION! LOCATION!***** Welcome to one of the BEST 2 Bed + 2 Bath + 1 Den + 1 Flex Space layouts in the building! This stunning 1st Floor END UNIT offers the perfect blend of COMFORT & CONVENIENCE. With only ONE SHARED WALL, you'll enjoy exceptional privacy, and its location right BESIDE the exit door to your PARKING STALL adds unbeatable ease! The unit is flooded with NATURAL LIGHTS all day long, thanks to its large windows and glass doors on the EAST and SOUTH sides. With 2 bedrooms, 2 bathrooms, a den, and a flex space, this SPACIOUS and FUNCTIONAL home is ideal for small to medium-sized families. It's also remarkably QUIET, cozy in the winter, and naturally cool in the summer—even without air conditioning. This exceptional property offers numerous HIGHLIGHTS, including two spacious bedrooms, each with either an ensuite bathroom or a bathroom conveniently located next to it for added comfort and privacy. The kitchen features a cutting-edge Reverse Osmosis System, providing purified drinking water directly from its own tap. The Flex Space can be customized to suit your lifestyle—whether you choose to extend the living room or create a home office and exercise area, as it's currently set up. Additionally, a nearly-new High-end Treadmill, valued at approximately \$3,000, could possibly be included with the right offer, making this home even more desirable for those seeking Healthy Life Style, Convenience and Flexibility. The LOCATION is a true highlight, offering close proximity to a variety of amenities. You'll be just minutes from Walmart, Shoppers, T&T Supermarket, Costco, Canadian Tire, restaurants, fitness centers, healthcare facilities, parks, playgrounds, schools, and so much more! Easy access to

major roads like Stoney Trail, Shaganappi Trail, and Sarcee Trail makes commuting a breeze. Don't miss this opportunity to call this highly functional and perfectly situated home your own! BOOK THE SHOWING WITH YOUR FAVORITE AGENT TODAY!