



**422, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2177148

\$345,000



Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	780 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: n/a

This bright top-floor 2-bed, 2-bath condo in NW Kincora features one of the best layouts for comfortable living and privacy. Enjoy TWO parking stalls: one heated underground titled stall (#152) and one assigned front row outdoor stall (#38). Move-in ready with immediate possession available, this south-facing unit offers a balcony with stunning views. Inside, you'll find a spacious laundry room with a brand-new washer and dryer, an open-concept kitchen with granite counters and stainless steel appliances, and a cozy, sunlit living room. The primary bedroom includes an ensuite bathroom, while an additional 4-piece bath serves the second bedroom. The well-managed complex includes heat and water in the condo fees and is pet-friendly (one pet under 33 lbs with board approval). Conveniently located near Costco, Walmart, T&T, Shoppers, coffee shops, and more, with easy access to Stony Trail, Shaganappi, and Beddington Trails. Book your private viewing today!