



GRASSROOTS
REALTY GROUP

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**425, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2183632



\$329,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	873 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 515

Basement: -

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: -

Utilities: -

Features: Breakfast Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to this top floor, corner unit, 2 bedroom, 2 bath apartment in the growing community of Kincora. This recently updated unit sits on the 4th floor, showcasing gorgeous views from the large balcony! The open floor plan allows for plenty of natural light to stream in and for both bedrooms and bathrooms to be on opposite ends of the unit for ultimate privacy. Enjoy making meals in this newly updated kitchen with new stainless steel appliances, new tile backsplash, and newly painted cabinets. The separate laundry area also includes ample extra storage space. With recent upgrades of LED pot lights, LED bathroom fixtures, light switch panels with dimmers, and tile flooring in both bathrooms, this unit is move-in-ready. Own one of the best underground parking stalls in the complex - oversized and right beside the elevator. Located in Northwest Calgary, you'll be surrounded by parks, golf courses, schools, and amenities. Don't wait, this beautiful home won't be on the market for long!