



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**319, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2187015



\$293,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	699 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Step into this stunning and meticulously maintained two bedroom apartment located in the highly sought-after community of Kincora. As you enter the wide foyer, you are greeted by an open concept floor plan that boasts a spacious, bright living room. The modern kitchen features granite countertops, rich espresso cabinetry, a breakfast bar, pantry, and newer high-end stainless-steel appliances. The dining area is perfect for entertaining. The apartment includes a large primary bedroom, a second generously sized bedroom, and a full bathroom. Fresh paint, newer carpet, in-suite laundry, ample in-unit storage, and a well-sized, covered balcony enhance the convenience and enjoyment of this lovely apartment. Located close to the Creekside Shopping Centre with easy access to Stoney Trail, Shaganappi Trail, Beddington Trail, and a variety of other amenities. Discover the perfect blend of comfort and style in this exquisite apartment.