



**1201, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2192707



\$285,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	578 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Low Flow Plumbing Fixtures, Recessed Lighting		

Inclusions: N/A

Beautifully appointed 1 bedroom unit in a quiet adult building in the Kincora Summit complex. Unit offers an open functional floor plan, upgraded appliance package and full-sized washer dryer. The u-shaped kitchen is exceptionally functional with ample countertop and storage. Additional features in the kitchen include built-in microwave, breakfast bar and ceiling height cabinetry. The open concept living area provides a fantastic space for relaxing or entertaining with access to the SW facing LARGE 120 sq ft patio with BBQ gas line. Bedroom is a great size and offers a walk-through closet and cheater ensuite. Unit is uniquely located on the second floor and situated between a stairwell and elevator allowing a buffer from your neighbours! Enjoy low condo fees and efficient in floor heating in this safe and secure building. Excellent location close to all major traffic routes the airport and a quick walk to the newly constructed shopping plaza for all your shopping needs.