



**417, 195 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2196056**



**\$299,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Open Floorplan		

**Inclusions:** N/A

If you've been on the hunt for an affordable, move-in-ready home in a fantastic NW Calgary location—this might just be the one! Welcome to your top-floor condo in the sought-after community of Kincora. Whether you're a first-time buyer, an investor looking for a solid rental, or someone ready to downsize without compromise, this home checks all the boxes. Let's take a look! Step inside to an open-concept layout that makes everyday living and entertaining a breeze. Natural light floods the space through large windows, leading you straight into the heart of the home—the living and dining area. And let's talk about this kitchen! You get sleek stainless steel appliances, granite countertops throughout, and plenty of storage space—because we all know, a great kitchen makes a great home. The primary bedroom features a walk-through closet that leads right into your private ensuite. No fighting over sink space or closet space here! Plus, you've got a second bedroom—perfect for guests or a roommate—and a versatile den/office space, ideal for working from home or extra storage. And let's not forget in-suite laundry—because no one loves hauling baskets to a shared laundry room. And check this out—a private balcony with great views, the perfect spot to enjoy your morning coffee or unwind after a long day. Kincora isn't just a place to live—it's a community that connects you to everything you need. You're just minutes from Sage Hill Crossing, Beacon Hill, and Creekside Shopping Center, giving you access to grocery stores, restaurants, cafes, and more. Plus, easy access to major roads like Stoney, Shaganappi, and Sarcee Trail makes commuting a breeze. Now, here's the best part—this condo comes with LOW monthly fees that include heat, water, and

sewer. Affordable, stylish, and in an unbeatable location—this is your chance to own a fantastic home in one of Calgary's best NW communities. Want to see it in person? Let's set up a tour—just send me a message, and let's get you through the door before it's gone!