



**GRASSROOTS**  
REALTY GROUP

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**115, 195 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2196752**



**\$289,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	713 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 413
<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>	Breakfast Bar, Closet Organizers, Pantry, Quartz Counters, Track Lighting		

**Inclusions:** n/a

Welcome to your new home in the heart of Kincora. This pet-friendly, two bedroom, one bathroom apartment is a gem, with easy access to walking paths and dog parks. The building has secured front door access and a welcoming foyer. The apartment offers an open concept living-dining room. The unit maximizes use of 712 sq ft of space, with seamless indoor-outdoor access to an private oversized covered patio off the light filled living room. In suite laundry is an added feature of convenience. The kitchen features functional cabinets and storage, ample counter space, newish appliances, and a peninsula with stool seating - perfect for hosting and cooking at home! The bedrooms both include large closets, and the luxury of no shared walls with neighbouring units. This apartment is definitely one to check out!