



**GRASSROOTS**  
REALTY GROUP

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2311, 402 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2204535



**\$300,000**

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	677 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), WaterSense Fixture(s)		
Inclusions:	N/A		

Wow, check out this awesome unit in an upscale building in the heart of Kincora! You are greeted by high end aesthetics and a beautifully decorated lobby! As you enter this unit you will love the great use of space and the open living areas and kitchen. The kitchen features quartz countertops, stainless steel appliances, tiled backsplash, microwave/hood fan, breakfast bar and tiled flooring! There is a good sized living room with access to the large balcony (has a gas line for your BBQ) around the corner from the living room is a den space to put your desk and computer and the large bedroom with a walk through closet and access to the bathroom that has a beautiful tiled shower and tile flooring. This is a great unit, well priced, has A/C, in suite laundry, underground parking and storage, great location in a wonderful building!