



THE
A-TEAM

**RE/MAX
FIRST**

195 KINCORA GLEN Road #202, Calgary T3K 0S3

MLS® #: **A2119139**

Area: **Kincora**

Listing Date: **04/02/24**

List Price: **\$332,000**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **990**
Low Sqft:
Ttl Sqft: **990**

DOM

48
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction:
Brick,Stone,Vinyl Siding,Wood Frame
Flooring:
Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`8" x 11`5"	Dining Room	Main	113`0" x 10`7"
Kitchen	Main	12`8" x 9`1"	Den	Main	7`9" x 6`11"
Bedroom - Primary	Main	11`0" x 10`10"	Bedroom	Main	11`5" x 10`2"
4pc Bathroom	Main	8`7" x 4`11"	4pc Ensuite bath	Main	7`5" x 4`11"
Laundry	Main	8`10" x 3`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$512

Fee Simple

M-1 d131

Fee Freq:

Monthly

Legal Desc:

1411105

Remarks

Pub Rmks:

Welcome to 202 195 Kincora Glen Road NW, a wonderful 2 Bedroom and 2 bathroom apartment style condo in the community of Kincora. This unit is located excellently, close to schools, shopping (T&T Supermarket and Walmart plus more!), city transit, and main roadways to get around the city. As you enter the property you are greeted by a mud room, leading into an office area which opens up to the open layout, including a kitchen with granite countertops and breakfast bar, spacious dining area and living room. Past the living room is where you will find the first 4 piece bathroom, the primary bedroom with a walk through closet and a 4 piece ensuite bathroom, the second ample sized bedroom and a laundry/storage area. This is a great opportunity for first time buyers looking to get into the real estate market, or for investors looking to add to their rental portfolio. Call your realtor and book a private viewing today!

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









