



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 KINCORA GLEN Road #217, Calgary T3R 0S3**

MLS® #: **A2164754**

Area: **Kincora**

Listing Date: **09/12/24**

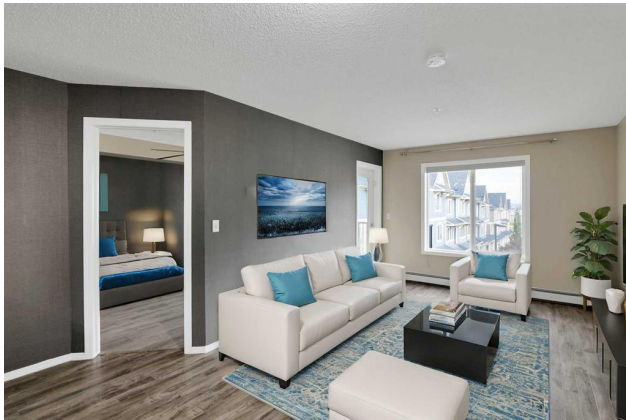
List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **759**

Low Sqft:

Ttl Sqft: **759**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall**

DOM

**7**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Lighting,Playground**

Construction: **Concrete,Wood Frame**  
Flooring: **Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 10`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`2" x 8`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`3" x 7`1"</b>

Room	Level	Dimensions
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`4" x 3`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 19`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$439

Fee Simple  
Fee Freq:  
Monthly

M-1 d131

Legal Desc: 1411105

Remarks

Pub Rmks: **Welcome to this gorgeous, freshly painted, 2 Bedroom, 2 Bathroom unit on the SECOND FLOOR of this quiet and pet friendly building. Walk in the door, next to the foyer and you will find a large kitchen with Modern Cabinets, Granite Counters, and black kitchen appliances. On the other side of the foyer, is a large flexible space for a dining area or home office. The open concept apartment features a large living/dining room with plenty of space for both living room furniture and a dining table. This living room is accented with huge windows that let in loads of natural light and a patio door grants access to a sprawling private south facing balcony. This center living room separates the 2 bedrooms. The primary bedroom has a 4 piece ensuite bathroom and there is another 4 piece main bath adjacent to a second bedroom. Ensuite laundry completes this unit. The unit also comes with One Above Ground Parking Stall. This wonderful condo just steps away from the schools, public transit and amenities, including Creekside Shopping Center, Walmart, and T&T Asian Supermarket. Don't miss out the opportunity to make it yours! Book your viewings today!**

Inclusions: **None**  
Property Listed By: **MaxWell Capital Realty**

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

