



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402 KINCORA GLEN Road #2307, Calgary T3R 0V2**

MLS® #: **A2170098**

Area: **Kincora**

Listing Date: **10/08/24**

List Price: **\$349,800**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **822**  
Low Sqft:  
Ttl Sqft: **822**

DOM

**44**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Pantry,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 12`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 11`0"</b>	<b>Den</b>	<b>Main</b>	<b>10`4" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 10`4"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$424**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Legal Desc:	1510870	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>Move in time for Christmas! This immaculate, no-pet, no-smoking home feels brand new &amp; is ready for its next owner. The open-concept layout features a modern kitchen with a convenient breakfast bar, granite countertops, under-mount sinks, a pantry, &amp; plenty of cabinets &amp; counter space. The spacious living room &amp; dining area flow seamlessly, creating the perfect space for entertaining. Step out onto the large, Northwest-facing balcony, complete with a gas BBQ hookup—ideal for year-round grilling. This home offers two bedrooms, separated by the main living areas, with custom closet organizers for optimal storage. The primary bedroom includes a walk-through closet for added convenience as you access the full ensuite bath. Working from home will be a breeze with the den or use it as your personal library. With plenty of additional storage throughout, air conditioning, &amp; a single titled underground parking stall, this home has it all. Don't miss out on the chance to enjoy the holidays in your beautiful new home!</b>		
Inclusions:	<b>2 Fobs, 1 Parkade Fob, Kitchen Mirror</b>		
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>		

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













