



THE
A-TEAM

**RE/MAX
FIRST**

195 KINCORA GLEN Road #123, Calgary T3R 0S3

MLS® #: **A2170430**

Area: **Kincora**

Listing Date: **10/03/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **762**
Low Sqft:
Ttl Sqft: **762**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,See Remarks,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	17`4" x 10`8"	Kitchen	Main	9`2" x 8`0"
Den	Main	10`0" x 6`7"	Bedroom - Primary	Main	10`8" x 9`10"
Bedroom	Main	10`9" x 8`10"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$405

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1411105**

Remarks

Pub Rmks: **Welcome to this wonderful 2 Bed + Den, 2 Bath apartment condo in the vibrant community of Kincora. Ideally located, it's just steps away from transit, shopping centers, restaurants, T&T Supermarket & Walmart. Upon entering, you're greeted by an open-concept layout with brand-new luxury vinyl plank (LVP) flooring throughout the unit. The kitchen features a new electric stove, granite countertops, and a breakfast bar for casual dining. The generous living/dining room is accented with huge windows that let in loads of natural light and a patio door provide access to a massive, private, elevated patio—a peaceful retreat without the feel of ground-level living. The primary bedroom has a walk-through closet leading to a 4-piece ensuite bathroom. The second ample sized bedroom is adjacent to a 4 piece bathroom, and a spacious den near the entrance is great for working from home. In-suite laundry and an assigned surface-level parking stall. This complex has plenty of visitors and street parking for your visitors to come in. Enjoy a quick 3-minute drive to Sage Hill Plaza, Creekside Shopping Center, Costco, Home Depot, a library, fitness center, and various dining options. With easy access to Stoney Trail and proximity to the airport, this location offers both convenience and connectivity. This is a fantastic opportunity—whether you're investing or looking to make this your first home! Stop renting today and get into this excellent, spacious, first-class apartment.**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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







