



THE
A-TEAM

**RE/MAX
FIRST**

195 KINCORA GLEN Road #124, Calgary T3R 0S3

MLS® #: **A2171243**

Area: **Kincora**

Listing Date: **10/09/24**

List Price: **\$323,000**

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:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area
Abv Sqft: **876**
Low Sqft:
Ttl Sqft: **876**

DOM

43
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Barbecue,Courtyard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`11" x 5`0"	4pc Ensuite bath	Main	4`11" x 7`5"
Bedroom	Main	9`5" x 10`11"	Den	Main	8`4" x 8`0"
Kitchen	Main	7`11" x 12`9"	Living/Dining Room Combination	Main	12`10" x 16`11"
Flex Space	Main	11`4" x 10`7"	Bedroom - Primary	Main	11`0" x 11`0"

Legal/Tax/Financial

Condo Fee:
\$506

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc: **1411105**

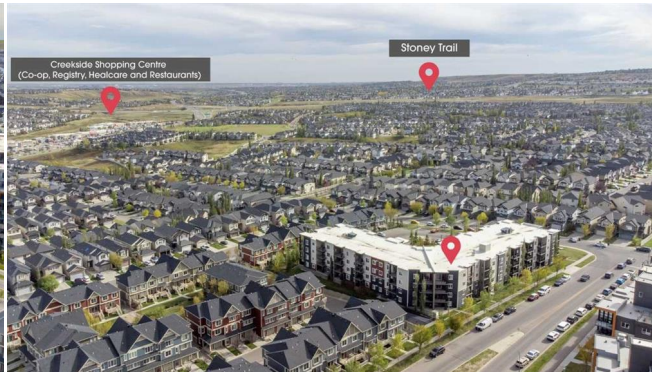
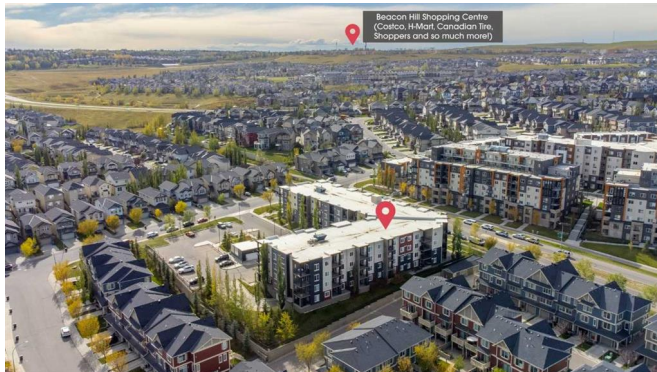
Remarks

Pub Rmks: *****ALERT!!! FIRST TIME HOME OWNERS AND INVESTORS!!! LOCATION! LOCATION! LOCATION!*** Welcome to one of the BEST 2 Bed + 2 Bath + 1 Den + 1 Flex Space layouts in the building! This stunning 1st Floor END UNIT offers the perfect blend of COMFORT & CONVENIENCE. With only ONE SHARED WALL, you'll enjoy exceptional privacy, and its location right BESIDE the exit door to your PARKING STALL adds unbeatable ease! The unit is flooded with NATURAL LIGHTS all day long, thanks to its large windows and glass doors on the EAST and SOUTH sides. With 2 bedrooms, 2 bathrooms, a den, and a flex space, this SPACIOUS and FUNCTIONAL home is ideal for small to medium-sized families. It's also remarkably QUIET, cozy in the winter, and naturally cool in the summer—even without air conditioning. This exceptional property offers numerous HIGHLIGHTS, including two spacious bedrooms, each with either an ensuite bathroom or a bathroom conveniently located next to it for added comfort and privacy. The kitchen features a cutting-edge Reverse Osmosis System, providing purified drinking water directly from its own tap. The Flex Space can be customized to suit your lifestyle—whether you choose to extend the living room or create a home office and exercise area, as it's currently set up. Additionally, a nearly-new High-end Treadmill, valued at approximately \$3,000, could possibly be included with the right offer, making this home even more desirable for those seeking Healthy Life Style, Convenience and Flexibility. The LOCATION is a true highlight, offering close proximity to a variety of amenities. You'll be just minutes from Walmart, Shoppers, T&T Supermarket, Costco, Canadian Tire, restaurants, fitness centers, healthcare facilities, parks, playgrounds, schools, and so much more! Easy access to major roads like Stoney Trail, Shaganappi Trail, and Sarcee Trail makes commuting a breeze. Don't miss this opportunity to call this highly functional and perfectly situated home your own! **BOOK THE SHOWING WITH YOUR FAVORITE AGENT TODAY!****

Inclusions: **Negotiable for all other unattached goods based on the availability at the time of the negotiation occurs, for the right offer. The earlier you see the property and submit offers, the better chance to get additional goods!**

Property Listed By: **Royal LePage Benchmark**

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





124-195 Kincora Glen Rd NW, Calgary, AB



