

195 KINCORA GLEN Road #422, Calgary T3R0S3

MLS® #: **A2177148** Area: **Kincora** Listing **11/04/24** List Price: **\$345,000**
 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:

Finished Floor Area
 Abv Sqft: **780**
 Low Sqft:
 Ttl Sqft: **780**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stone,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,Open Floorplan,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 6`4"	Kitchen	Main	8`0" x 8`0"
Dining Room	Main	8`9" x 11`0"	Living Room	Main	10`0" x 11`6"
Bedroom - Primary	Main	9`6" x 14`0"	Bedroom	Main	9`4" x 9`11"
Laundry	Main	5`3" x 5`11"	4pc Bathroom	Main	4`11" x 6`9"
4pc Ensuite bath	Main	4`11" x 6`9"	Balcony	Main	5`6" x 10`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$457

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: **1411105**

Remarks

Pub Rmks: **This bright top-floor 2-bed, 2-bath condo in NW Kincora features one of the best layouts for comfortable living and privacy. Enjoy TWO parking stalls: one heated underground titled stall (#152) and one assigned front row outdoor stall (#38). Move-in ready with immediate possession available, this south-facing unit offers a balcony with stunning views. Inside, you'll find a spacious laundry room with a brand-new washer and dryer, an open-concept kitchen with granite counters and stainless steel appliances, and a cozy, sunlit living room. The primary bedroom includes an ensuite bathroom, while an additional 4-piece bath serves the second bedroom. The well-managed complex includes heat and water in the condo fees and is pet-friendly (one pet under 33 lbs with board approval). Conveniently located near Costco, Walmart, T&T, Shoppers, coffee shops, and more, with easy access to Stony Trail, Shaganappi, and Beddington Trails. Book your private viewing today!**

Inclusions: n/a
Property Listed By: **eXp Realty**

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











