



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 KINCORA GLEN Road #124, Calgary T3R 0S3**

MLS® #: **A2182261**

Area: **Kincora**

Listing Date: **01/13/25**

List Price: **\$326,000**

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

**9**  
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

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

Legal/Tax/Financial

Condo Fee:  
**\$506**

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

Zoning: **M-1**

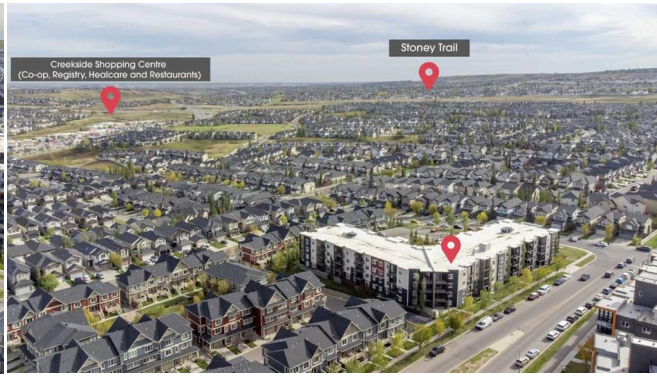
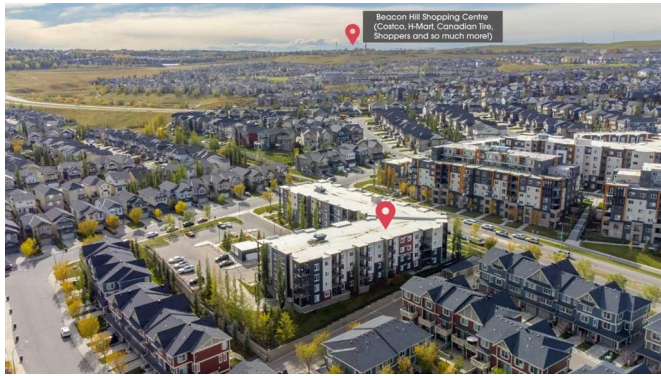
Legal Desc: **1411105**

Remarks

Pub Rmks: **\*\*\*FIRST TIME HOME OWNERS AND INVESTORS!!! LOCATION! LOCATION! LOCATION!\*\*\* Welcome to one of the BEST 2 Bed + 2 Bath 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 SURFACE 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 and a LARGE FOYER that can be used as an open DEN or STUDY, 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 SUPER LARGE LIVING ROOM can be divided into a smaller living room + a FLEX SPACE -- Whether for your WORKOUT AREA, OFFICE, GAME CORNER, or WINE TASTING SPACE, etc. You can work your magic on this large space with your own preference! 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: **NA**  
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

Main Floor Exterior Area 945.15 sq ft  
Interior Area 876.57 sq ft



