



THE
A-TEAM

**RE/MAX
FIRST**

195 KINCORA GLEN Road #422, Calgary T3R0S3

MLS® #: **A2183262**

Area: **Kincora**

Listing Date: **12/12/24**

List Price: **\$329,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **780**
Low Sqft:
Ttl Sqft: **780**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

9

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











