



THE
A-TEAM

**RE/MAX
FIRST**

195 KINCORA GLEN Road #425, Calgary T3R0S3

MLS® #: **A2183632**

Area: **Kincora**

Listing Date: **12/18/24**

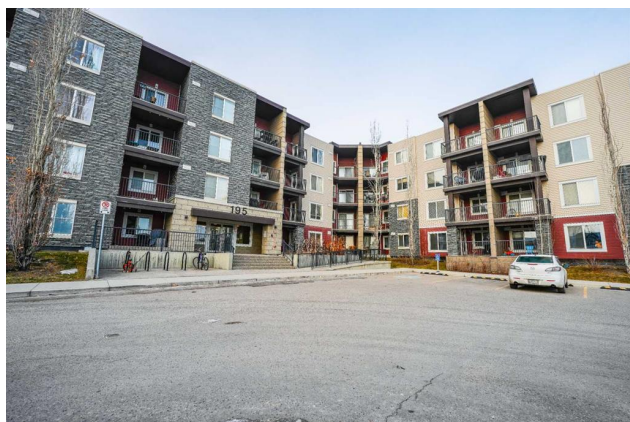
List Price: **\$337,000**

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:

Finished Floor Area
Abv Sqft: **873**
Low Sqft:
Ttl Sqft: **873**

Titled, Underground

DOM

3

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, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 8`6"	Dining Room	Main	13`10" x 9`0"
Living Room	Main	11`3" x 10`8"	Laundry	Main	7`5" x 3`8"
Balcony	Main	10`10" x 9`10"	Foyer	Main	7`11" x 7`11"
Bedroom - Primary	Main	11`1" x 9`8"	Bedroom	Main	10`11" x 9`4"
3pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$515

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: **1411105**

Remarks

Pub Rmks: **Welcome to this top floor, corner unit, 2 bedroom, 2 bath apartment in the growing community of Kincora. This recently updated unit sits on the 4th floor, showcasing gorgeous views from the large balcony! The open floor plan allows for plenty of natural light to stream in and for both bedrooms and bathrooms to be on opposite ends of the unit for ultimate privacy. Enjoy making meals in this newly updated kitchen with new stainless steel appliances, new tile backsplash, and newly painted cabinets. The separate laundry area also includes ample extra storage space. With recent upgrades of LED pot lights, LED bathroom fixtures, light switch panels with dimmers, and tile flooring in both bathrooms, this unit is move-in-ready. Own one of the best underground parking stalls in the complex - oversized and right beside the elevator. Located in Northwest Calgary, you'll be surrounded by parks, golf courses, schools, and amenities. Don't wait, this beautiful home won't be on the market for long!**

Inclusions: **N/A**
Property Listed By: **KIC Realty**

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



