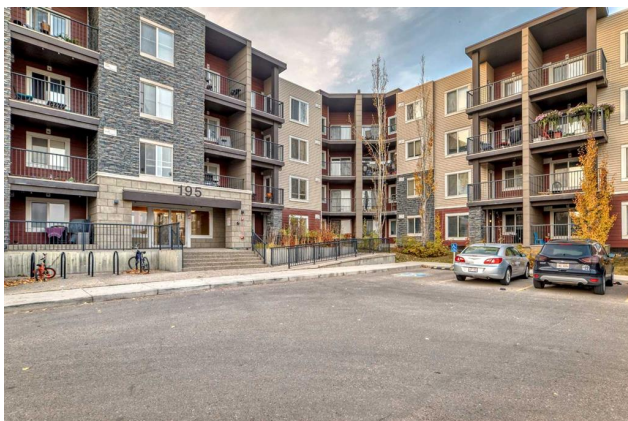


**195 KINCORA GLEN Road #319, Calgary T3R 0S3**

MLS® #: **A2187015** Area: **Kincora** Listing Date: **01/12/25** List Price: **\$293,000**  
 Status: **Active** County: **Calgary** Change: **-\$4k, 04-Apr** 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: **698**  
 Low Sqft:  
 Ttl Sqft: **698**

DOM  
**86**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Outside,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Baseboard,Hot Water** **Mixed,Stone,Vinyl Siding,Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **Balcony,Playground** **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`8" x 6`1"	Bedroom - Primary	Main	13`5" x 9`1"
Living Room	Main	11`5" x 10`10"	Bedroom	Main	9`6" x 8`6"
Dining Room	Main	9`0" x 8`8"	4pc Bathroom	Main	8`10" x 5`0"
Kitchen	Main	10`5" x 9`2"	Walk-In Closet	Main	7`7" x 3`2"
Pantry	Main	2`1" x 1`9"	Balcony	Main	9`3" x 8`5"
Storage	Main	8`11" x 3`11"	Laundry	Main	6`2" x 2`11"

Legal/Tax/Financial

Condo Fee:  
**\$399**

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

Zoning:  
**M-1**

Legal Desc: **1411105**

Remarks

Pub Rmks: **Step into this stunning and meticulously maintained two bedroom apartment located in the highly sought-after community of Kincora. As you enter the wide foyer, you are greeted by an open concept floor plan that boasts a spacious, bright living room. The modern kitchen features granite countertops, rich espresso cabinetry, a breakfast bar, pantry, and newer high-end stainless-steel appliances. The dining area is perfect for entertaining. The apartment includes a large primary bedroom, a second generously sized bedroom, and a full bathroom. Fresh paint, newer carpet, in-suite laundry, ample in-unit storage, and a well-sized, covered balcony enhance the convenience and enjoyment of this lovely apartment. Located close to the Creekside Shopping Centre with easy access to Stoney Trail, Shaganappi Trail, Beddington Trail, and a variety of other amenities. Discover the perfect blend of comfort and style in this exquisite apartment.**

Inclusions:  
Property Listed By: **N/A**  
**MaxWell Canyon Creek**

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











