



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2187015**

Area: **Kincora**

Listing Date: **01/12/25**

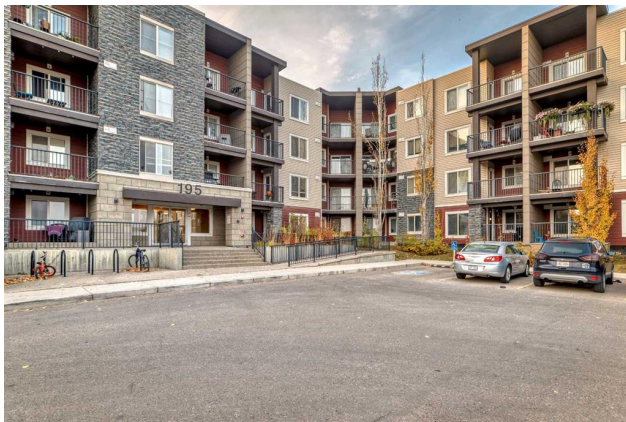
List Price: **\$297,000**

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: **698**  
Low Sqft:  
Ttl Sqft: **698**

DOM

**10**  
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**  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Playground**

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**  
Flooring: **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
<b>Entrance</b>	<b>Main</b>	<b>6`8" x 6`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 10`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 9`2"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`7" x 3`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>2`1" x 1`9"</b>	<b>Balcony</b>	<b>Main</b>	<b>9`3" x 8`5"</b>
<b>Storage</b>	<b>Main</b>	<b>8`11" x 3`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`2" x 2`11"</b>

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**













