



THE
A-TEAM

**RE/MAX
FIRST**

195 KINCORA GLEN Road #423, Calgary T3R 0S3

MLS® #: **A2187069**

Area: **Kincora**

Listing Date: **01/11/25**

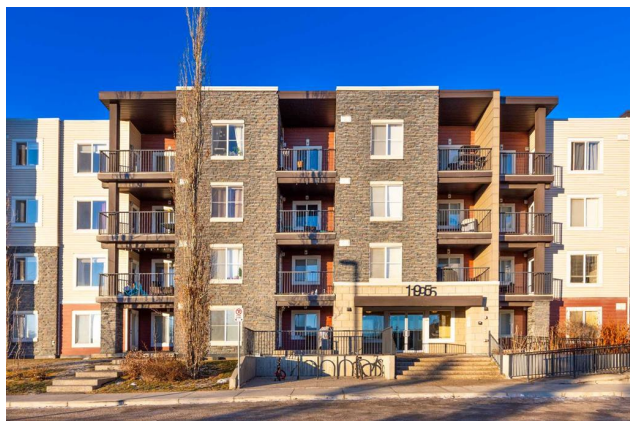
List Price: **\$328,000**

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: **773**
Low Sqft:
Ttl Sqft: **773**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Lighting, Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 4`11"	4pc Ensuite bath	Main	5`1" x 8`0"
Bedroom	Main	8`11" x 12`3"	Dining Room	Main	16`7" x 6`9"
Kitchen	Main	8`3" x 8`0"	Living Room	Main	10`10" x 19`11"
Bedroom - Primary	Main	9`11" x 10`11"			

Legal/Tax/Financial

Condo Fee:
\$448

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1411105**

Remarks

Pub Rmks: **Welcome to one of the best floor plans in the building, offering unbeatable value and stylish upgrades in a highly sought-after location. This top-floor apartment boasts stunning views from every room, adding a sense of tranquility and luxury to your daily living. The spacious primary bedroom is a true retreat, featuring large windows with captivating views, a 4-piece ensuite, and a walk-through closet. The second bedroom, generously sized and rectangular, also enjoys beautiful views, making it perfect for guests, a home office, or a cozy retreat. The kitchen is a chef's delight, with granite countertops, modern finishes, and plenty of space for cooking and entertaining. Convenience is key—heated underground parking ensures your comfort year-round, with a prime parking spot located just steps from the elevator. Situated in a prime location close to Stoney Trail, you'll enjoy easy access to the city's amenities, shopping, and commuting routes. Whether you're a first-time buyer, downsizing, or investing, this home is an exceptional opportunity. Don't miss out—schedule your private viewing today and discover the perfect blend of style, comfort, and convenience!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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



