



THE
A-TEAM

**RE/MAX
FIRST**

195 KINCORA GLEN Road #417, Calgary T3R 0S3

MLS® #: **A2196056**

Area: **Kincora**

Listing Date: **02/20/25**

List Price: **\$299,000**

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: **762**

Low Sqft:

Ttl Sqft: **762**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

2

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony**

Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Closet Organizers,Granite Counters,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`4" x 6`7"	Kitchen	Main	8`3" x 9`2"
Living Room	Main	12`4" x 7`4"	Den	Main	9`11" x 6`7"
Laundry	Main	3`5" x 2`11"	Balcony	Main	11`6" x 9`1"
Bedroom - Primary	Main	9`10" x 10`8"	Bedroom	Main	8`10" x 12`1"
4pc Bathroom	Main	4`11" x 7`3"	4pc Ensuite bath	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:

\$439

Title:

Fee Simple

Zoning:

M-1

Fee Freq:
Monthly

Legal Desc: **1411105**

Remarks

Pub Rmks: **If you've been on the hunt for an affordable, move-in-ready home in a fantastic NW Calgary location—this might just be the one! Welcome to your top-floor condo in the sought-after community of Kincora. Whether you're a first-time buyer, an investor looking for a solid rental, or someone ready to downsize without compromise, this home checks all the boxes. Let's take a look! Step inside to an open-concept layout that makes everyday living and entertaining a breeze. Natural light floods the space through large windows, leading you straight into the heart of the home—the living and dining area. And let's talk about this kitchen! You get sleek stainless steel appliances, granite countertops throughout, and plenty of storage space—because we all know, a great kitchen makes a great home. The primary bedroom features a walk-through closet that leads right into your private ensuite. No fighting over sink space or closet space here! Plus, you've got a second bedroom—perfect for guests or a roommate—and a versatile den/office space, ideal for working from home or extra storage. And let's not forget in-suite laundry—because no one loves hauling baskets to a shared laundry room. And check this out—a private balcony with great views, the perfect spot to enjoy your morning coffee or unwind after a long day. Kincora isn't just a place to live—it's a community that connects you to everything you need. You're just minutes from Sage Hill Crossing, Beacon Hill, and Creekside Shopping Center, giving you access to grocery stores, restaurants, cafes, and more. Plus, easy access to major roads like Stoney, Shaganappi, and Sarcee Trail makes commuting a breeze. Now, here's the best part—this condo comes with LOW monthly fees that include heat, water, and sewer. Affordable, stylish, and in an unbeatable location—this is your chance to own a fantastic home in one of Calgary's best NW communities. Want to see it in person? Let's set up a tour—just send me a message, and let's get you through the door before it's gone!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







